

ORDINANCE NO. 07-234

AN ORDINANCE AMENDING CHAPTER 3, "BUILDING REGULATIONS" OF THE GRANBURY CITY CODE (2004), AS AMENDED BY ADDING NEW ARTICLES 3.18 RELATING TO A HISTORIC NEIGHBORHOOD IMPROVEMENT ZONE (HNIZ) PROGRAM AND 3.19 RELATING TO A NEIGHBORHOOD EMPOWERMENT ZONE (NEZ); AMENDING ORDINANCE NO. 01-819, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF GRANBURY, TEXAS, RELATIVE TO THE HISTORIC PRESERVATION COMMISSION'S AUTHORITY TO MAKE RECOMMENDATIONS WITHIN THE HISTORIC NEIGHBORHOOD IMPROVEMENT ZONE (HNIZ) PROGRAM; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Granbury City Council has embraced programs to benefit owners who desire to invest in the City's diverse housing mix in historic, central Granbury; and

WHEREAS, the City of Granbury has adopted a philosophy to adopt ordinances tailored to preserve the City's unique and historic character of residential neighborhoods while encouraging property owners to maintain and/or rehabilitate their historic residences; and

WHEREAS, Article 8, Section 1-f of the Texas Constitution and Section 11.24 of the Texas Tax Code enable the City of Granbury to exempt from taxation part or all of the assessed value of certain historically significant sites in need of tax relief to encourage their preservation; and

WHEREAS, the City of Granbury desires to initiate a program to raise awareness and value of historic preservation through economic initiatives for the affected areas; and

WHEREAS, the City of Granbury finds that such tax relief is needed to encourage the preservation of historic residential structures within a defined geographic area, termed the Historic Neighborhood Investment Zone (HNIZ); and

WHEREAS, the City of Granbury also finds that such tax relief will provide economic incentive to restore, rehabilitate, and preserve historic homes within the HNIZ; and

WHEREAS, the Granbury Historic Preservation Commission has requested City Council consideration of a program wherein owners of residential property within the HNIZ may receive tax exemptions based on verified investments meeting specified criteria; and

WHEREAS, the City Council is of the opinion that the HNIZ program should be implemented allowing for an exemption of ad valorem taxes for residential property owners within the HNIZ who qualify for and meet the requirements of the program; and

WHEREAS, the City Council finds that the creation of a Neighborhood Empowerment Zone (NEZ) overlay of the area comprising the HNIZ program will help promote rehabilitation of affordable housing and foster economic development in the NEZ; and

WHEREAS, the City Council finds that the creation of a NEZ will benefit the citizens of the City, by increasing the public health, safety, and welfare of the citizens and that this area meets the requirements of Section 312.202, Tax Code as a reinvestment zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANBURY, TEXAS, THAT:

Section 1.

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Chapter 3, Building Regulations, of the Code of Ordinances –of the City of Granbury, Texas, is hereby amended by adding Articles 3.18 and 3.19, which shall read as follows:

ARTICLE 3.18 HISTORIC NEIGHBORHOOD IMPROVEMENT ZONE

Sec. 3.18.001 Purpose

A Historic Neighborhood Improvement Zone (“HNIZ”) is hereby created for the purpose of preserving the City’s unique and historic neighborhoods while encouraging property owners to maintain and/or rehabilitate their residences. The HNIZ shall generally be encompassed by the area in the graphic labeled Exhibit A attached hereto.

Sec. 3.18.002 Historic Neighborhood Improvement Zone Program

A Historic Neighborhood Improvement Zone Program (“Program”) is created wherein owners of residential properties located in the defined geographic HNIZ may receive tax exemptions based on verified investments meeting specified criteria or maintaining a landmarked structure. Moving a landmarked residential structure onto a site within the HNIZ qualifies as a verified investment. Additionally, any landmarked structure recognized by the Historic Preservation Commission for its historic contribution which is located either within or outside of the HNIZ may also be considered for the Program. This Program consists of three (3) levels of participation and corresponding tax exemptions. Only habitable residential structures are eligible for exemption.

- (a) Level 1: Residential structures which have received the designation of a City of Granbury Historic Marker by the Granbury Historic Preservation Commission and which may be located within or outside the HNIZ may be eligible for an exemption of up to 100% of the City’s ad valorem taxes for the assessed value of the structure for a period of 10 years. The process and criteria for receiving the Historic Marker designation are as follows:
- (1) *Purpose: The purpose of the Marker Program is to encourage owners of historic properties to become actively involved in the preservation of Granbury’s historic past through the recognition of historic events, people, and architecture.*
 - (2) *The marker, if existing or awarded, would allow the owner of the building to apply for a tax incentive provided the building has been rehabilitated/restored according to the Secretary of the Interior’s Standards and is being properly maintained in a manner in which the structure is both structurally sound and visually pleasing.*

- (3) *The following are minimum, general requirements that would have to be submitted or met to obtain a marker:*
- (A) *Written documented history.*
 - (B) *The building must be a minimum of 50 years of age.*
 - (C) *The house must be located within or outside the HNIZ.*
 - (D) *Photo documentation of all four elevations using B&W photos with negatives, color slides, and copies of any available historic photographs.*
 - (E) *Legal description of the property with a location map.*
 - (F) *Site plan of the property.*
- (4) *The application shall be reviewed by the Historic Preservation Officer for completeness. The Historic Preservation Officer may ask for additions or revisions to the documentation if necessary. Once the application is completed, the Historic Preservation Officer will send a staff report to the Historic Preservation Commission for recommendation to the City Council regarding the historic marker application.*
- (5) *If awarded, the owner may purchase and display the marker.*
- (6) *If the marker is either existing or has been approved in a manner prescribed by adopted policy, the applicant may make an application for a tax incentive provided the building has architectural integrity and has been properly rehabilitated/restored and maintained.*
- (b) Level 2: Owners of residential structures 50 years old or older and located within the HNIZ shall submit plans for major exterior or structural improvements on residential structures to the Historic Preservation Officer.
- Examples of major exterior or structural improvements under Level 2 include: foundation repair, original frame and beam repair, restoration of historic porches and roof replacement associated with structural work or major rehabilitation projects.*

Only projects that retain or restore the historic integrity of the home through the use of proper materials and design, as determined by the Historic Preservation Commission may qualify for the incentive.

The submission by the applicant shall include an itemized listing of the type and cost of each improvement to the structure as required herein. The owner may then receive a Letter of Eligibility if the improvements qualify for the Program as determined by the City. Thereafter, owners who make verified exterior improvements, including but not limited to foundation, frame and roof repair may receive an exemption of up to 70% of the City's ad valorem taxes for the structure for a period not to exceed 10 years provided the repairs:

- (1) are consistent with applicable codes, both historic district and building codes, as applicable;
- (2) are completed within an 18-month period beginning with receipt of a Letter of Eligibility; and

- (3) have a combined cost in excess of \$40,000 but no greater than the assessed value of the structure on the date of receipt of a Letter of Eligibility.

Owners may submit additional applications under Level 2 during any period of exemption provided that the application meets the specified criteria of this ordinance. If such applications are approved, the exemption period shall be extended from the date of the last approval. In such event, the exemption periods run concurrently until the earliest approval expires and continues until the latter approval expires.

- (c) Level 3: Owners of residential structures 50 years old or older and located within the HNIZ shall submit plans for minor improvements to the Historic Preservation Officer and to the Building Permits department of the City. The owner may then receive a Letter of Eligibility if the improvements qualify for the Program as determined by the City.

Examples of minor improvements under Level 3 include: restoration and replacement of siding, windows and/or doors (painting included), plumbing, electrical, exterior painting, and other enhancements to elements such as louvers and architecturally significant features to the original structure, such as columns, awnings, canopies, shutters, and roof drainage systems.

Only projects (with the exception of building code compliance, plumbing, electrical, HVAC, etc.) that retain or restore the historic integrity of the home through the use of proper materials and design, as determined by the Historic Preservation Commission may qualify for the incentive.

Owners who make verified exterior improvements (roof, windows, siding, plumbing, electrical, etc.) consistent with both historic district and building codes, as applicable, or who make verified interior improvements to upgrade interior systems to current, adopted building codes, including and limited to fire, HVAC, electrical, and plumbing codes, or a combination of interior or exterior improvements, may receive an exemption of up to 40% of the City's ad valorem taxes for a period not to exceed 10 years provided the repairs:

- (1) are consistent with applicable codes;
 - (2) are completed within a 18-month period beginning with receipt of a Letter of Eligibility; and
 - (3) have a combined cost in excess of \$15,000 but no greater than 50% of the assessed value of the structure on the date of receipt of a Letter of Eligibility. If an owner submits plans for additional improvements under Level 2 or Level 3 during any period of exemption previously granted under Level 3, such owner, upon approval of the Historic Preservation Commission, shall receive an exemption of the ad valorem taxes for a period of 15 years from the date of such approval at a rate prescribed by the 'level' under which the application is applied for and approved.
- (d) Aggregate Cap (per year): The City Council may impose an aggregate cap on the total amount of ad valorem taxes which may be exempted for historically significant sites in

any budget year under any or all of the levels set forth in subsections (a) – (c) of this Section. The annual cap shall be exhausted on a “first come, first served” basis, as determined by the actual date the City receives a completed application. The cap shall be a tool to limit any budgetary concerns based on yearly fluctuations in tax revenues and as such, the annual cap may be raised or lowered each year by the City Council. For calendar year 2007 and continuing annually thereafter until otherwise adjusted by the City Council, the aggregate cap on exempted ad valorem taxes on historically significant sites shall be \$10,000 per year.

- (e) Program Suspension: The City Council may suspend the Program at any time. During the suspension, no new exemptions shall be granted.
- (f) Implementation; transfer: The City shall set up an application process providing for the review of applications, verification of improvements and certification of the exemptions. The exemption may continue and be transferable upon sale of the property so long as an annual written certification by the new owner is timely received by the City within 60 days of title transfer. Periodic checks and code inspections shall be performed to verify annual owner certifications for previously-constructed exterior improvements and new construction, as well as maintenance of improvements.
- (g) Neighborhood Empowerment Zone (NEZ) Overlay under Local Government Code Chapter 378: The HNIZ is geographically coexistent with the NEZ created under Article 3.19. Owners in the NEZ who qualify for tax exemption under any level set forth in subsections (a) – (c) will receive residential building permit fee waivers on any construction (including residential inspection fees). Also, any preservation, restoration, rehabilitation, or reconstruction in the NEZ for which impact fees would otherwise be applicable will receive residential impact fee waivers.

Sec. 3.18.003 Eligibility

To be eligible for a property tax exemption, a property must meet the following requirements:

- (a) The property must meet the requirements for designation as a Level 1, 2, or 3 historically significant sites in need of tax relief as defined in Section 3.18.002.
- (b) The property must meet all requirements for application, certification and verification as set forth herein.
- (c) The rehabilitation or restoration project must fall into one of the following categories:
 - (1) Preservation – The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure. It may include initial stabilization work, which reestablishes stability while maintaining essential form, as well as ongoing maintenance of the historic building materials.
 - (2) Restoration – The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of earlier work.

- (3) Rehabilitation – The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.
 - (4) Reconstruction – The act or process of re-creating a portion of a building, in all new materials based on factual evidence such as photographs.
- (d) Preservation, restoration, rehabilitation, or reconstruction project requests shall require a Certificate of Appropriateness (COA) issued by the Historic Preservation Commission prior to commencing any work. The itemized costs of the work shall be provided by the applicant in order to obtain the Letter of Eligibility and COA.
- (e) Qualifying costs must equal or exceed the taxable value proportions or percentage of the home as referenced in Section 3.18.002 herein, and based on the structures pre-exemption appraisals by the Hood County Appraisal District at the time of application for a Letter of Eligibility.
- (1) The Historic Preservation Commission shall have the ability to determine reasonable costs for qualifying expenses and shall make a report to the City Council regarding the Letter of Eligibility request.
 - (2) Qualified costs are those costs that are directly related to correcting and preventing structural defects and/or extending the life of the structure. Qualified costs include the following:
 - (A) Structural work – Only projects that retain or restore the historic integrity of the home through the use of proper design qualify for the incentive. Structural work that removes defining characteristics original to a home such as porches, columns, or dormers will not qualify for the incentive.
 - (B) Foundation repair.
 - (C) Restoration, repair, or replacement of siding and/or trim, windows and/or doors (painting included) – Only projects that retain or restore the historic integrity of the home through the use of proper materials and design qualify for the incentive. For example, replacing wood siding with aluminum or vinyl siding or the replacement of historic wood windows with vinyl or metal windows will not qualify.
 - (D) Restoration of existing historic porches and porticos – However, rebuilding a porch that was original on the house but has since been removed will qualify for the incentive.
 - (E) Plumbing, electrical, fire and HVAC repairs associated with structural work or code compliance.

- (F) Labor costs for qualified work performed under Section 3.18.002(e) (2). For sweat equity to be included as labor costs the applicant must submit two written bids from reputable contractors showing estimated labor costs for the project. The low bid for the labor would determine the value of the sweat equity.
- (G) Individuals may use donated materials and services toward the qualifying costs as long as all of the materials and labor are documented.
- (H) Design costs. Invoices from a licensed, professional architect or engineer will be required to be submitted for reimbursement. This does not include drafting or design work by a non-professional.
- (I) Roof repairs associated with structural work or major rehabilitation projects – regular replacement of shingles or other routine maintenance will not qualify
- (J) Exterior painting – Large scale painting of historic homes will qualify as long as it meets the threshold amount as determined by the Historic Preservation Commission and Council. Touch up painting or unnecessary cosmetic changes will not qualify for the incentive.

(f) Examples of Non-Qualifying Costs:

- (1) Renovation – A modernization of a historic building in which alterations are made and important features and details are eliminated
- (2) Acquisition costs
- (3) Additions
- (4) Appliances
- (5) Cabinets
- (6) Carpeting
- (7) Decks (not part of original building)
- (8) Demolition costs
- (9) Enlargement costs
- (10) Fencing
- (11) Feasibility studies
- (12) Financing fees
- (13) Furniture
- (14) Landscaping
- (15) Leasing Expenses
- (16) Moving (building) costs (if part of acquisition)
- (17) Outdoor lighting remote from building
- (18) Parking lot
- (19) Paving
- (20) Planters
- (21) Porches and Porticos additions (not part of original building)
- (22) Retaining walls

- (23) Sidewalks
 - (24) Signage
 - (25) Storm sewer or water service construction costs
 - (26) Window treatments
 - (27) Other features which the Historic Commission & Council believe to be similar in nature
- (g) All rehabilitation or restoration shall be completed within eighteen (18) months after issuance of the Letter of Eligibility under this ordinance. A one time, one year extension may be granted by the Historic Preservation Commission upon review of construction progress and any extenuating circumstances causing a delay in the completion of the project.
- (h) In order to be considered for the Program, the property must have no delinquent property taxes, or outstanding fees, fines, liens or penalties.
- (i) In order to be considered for the Program, the property must have no pending City Code violations.
- (j) In order to be considered for the Program, the property must be compliant with the Zoning Ordinance, Subdivision Ordinance and all other adopted codes of the City of Granbury.

Sec. 3.18.004 Application Process

Applications for a Letter of Eligibility for historic structure preservation tax exemption pursuant to this Ordinance are to be filed with the Historic Preservation Officer who shall be the designated agent for the City for the purposes of administering this Ordinance. Each application shall be signed and sworn by the owner of the property and shall include the following with sufficient documentation confirming or supporting the information submitted herein.

- (a) A Letter of Intent outlining the proposed preservation, restoration, rehabilitation, or reconstruction project and the Level of exemption under which the application is being filed;
- (b) Legal description of the property proposed for certification;
- (c) Cost estimates provided by an individual experienced in construction estimating indicating the qualified preservation, restoration, rehabilitation, or reconstruction, design and other qualified costs equal or exceeding the percentage of the home value, as referenced herein, against the appraisal as determined by the Hood County Appraisal District at the time of application for a Letter of Eligibility. The Historic Preservation Commission shall have the ability to determine and report on reasonable cost for all qualifying expenses;
- (d) A tax certificate showing all taxes due on the property has been paid;
- (e) Photographs of all existing and proposed elevations;

- (f) Any additional relevant information requested by the City or its officers; and
- (g) Description and graphic depicting areas to be preserved, restored, rehabilitated or reconstructed. The information shall delineate each area, as well as the type of existing material and its replacement material. Proposed improvements will be required to be consistent with the Design Guidelines regarding the proposed work.

Sec. 3.18.005 Certification Process

Upon receipt of the sworn application, the Historic Preservation Commission shall recommend approval, recommend approval with conditions, or recommend denial of the application to the City Council. Upon receipt of the recommendation, the City Manager shall within sixty (60) days place the matter upon the City Council agenda for determination of eligibility. In determining eligibility, the City Council shall review the request and recommendation of the Historic Preservation Commission and determine that all the requirements of this Ordinance have been met. If eligibility is determined, the Historic Preservation Officer shall write the applicant a Letter of Eligibility citing the City Council's approval of the request. If approval with conditions has been determined by the City Council, the Historic Preservation Officer shall also itemize the conditions in the Letter of Eligibility. In its motion on the Letter of Eligibility, the City Council shall authorize the City Manager to execute a tax exemption certificate upon verification of completion of the improvements as approved by the City.

Sec. 3.18.006 Construction

The Letter of Eligibility required by this Ordinance shall be a condition precedent to commencing construction and shall be in addition to and not in lieu of any building permit or any other permit that may be required by another ordinance of the City.

Sec. 3.18.007 Verification Process

- (a) Upon completion of the preservation, restoration, rehabilitation, or reconstruction, the original applicant shall submit to the Historic Preservation Officer the following:
 - (1) A statement of completion acknowledging that the structure has been preserved, restored, rehabilitated or reconstructed in accordance with the original or amended application/plan approved by the City Council, and;
 - (2) Documentation with all invoices verifying the qualified costs of preservation, restoration, rehabilitation, or reconstruction in accordance with the original or amended application/plan submitted to the City Council.
- (b) Upon submittal of the verification documentation as noted above, the Historic Preservation Officer shall document the dollar amount of qualified preservation, rehabilitation, restoration, or reconstruction costs which determine the amount of the exemption to be granted. The dollar amount shall not exceed the cost approved by the City Council, nor shall any exemption be granted to any cost not approved on the original application submitted and approved by the City Council. The Historic Preservation Officer and/or Building Official shall make an investigation of the property and approve or disapprove whether the property has been completed as required for certification,

including completion within the required eighteen (18) month period. If the repair or renovation matches the construction plan approved by the City Council, the Historic Preservation Officer shall notify the City Manager in writing of compliance. The City Manager, upon receipt of the verification documentation, but no later than sixty (60) days thereafter, shall execute a tax exemption certificate documenting the dollar amount of the exemption to be granted to the property, and forward same to the Tax Assessor/Collector for Hood County.

- (c) If the preservation, rehabilitation, restoration, or reconstruction deviates in any way from the construction plan approved by the City Council, the original applicant shall be required to complete or correct the repair or rehabilitation in order to obtain the tax exemption provided by this Ordinance. When the verification documentation receives a favorable review by the City, the City Manager shall execute a tax exemption certificate and forward same to the Tax Assessor/Collector for Hood County. Only the original applicant may make a request for the exemption under the original application submitted to the City Council.

Sec. 3.18.008 Alteration or Destruction of Property

- (a) During the tax exemption period, if the City Manager or his designee or the Historic Preservation Officer has reason to believe that a structure receiving tax exemption pursuant to this Ordinance has been altered without proper approval of a Certificate of Appropriateness, converted to a non-residential use, totally or partially destroyed by the willful act of the owner or his/her representative, or allowed to migrate into a state of disrepair or negligence by the owner or his/her representative, the City Manager or his designee, or the HPO shall immediately cause the matter to be scheduled for consideration by the City Council. If, after giving notice and hearing to the owner, the City Council determines that the structure receiving tax exemption pursuant to this Ordinance has been altered without proper approval of a Certificate of Appropriateness, converted to a non-residential use, or totally or partially destroyed by the willful act or through negligence of the owner or his/her representative, then Letter of Eligibility shall terminate and the exemption of taxes pursuant to this Ordinance shall likewise terminate. This provision shall not apply to destruction or alterations that result from acts of God.
- (b) If the tax exemption certificate executed by the City Manager is timely recorded by the owner of the property in the Deed Records of Hood County with the approved application, the tax exemption authorized above shall constitute a covenant running with the land for the period provided in this Ordinance. Should the owner of the property ever cease to comply with the terms of the application and of this Ordinance during such exemption term, this exemption may be revoked for the years remaining in such term, upon a finding of noncompliance by the City Council, after giving notice and hearing to the owner. The City Manager or his designee shall advise the Chief Appraiser of the Hood County Appraisal District of the revocation of the exemption and shall file an appropriate document in the Deed Records of Hood County revoking the tax exemption.
- (c) In the event that any affected jurisdiction having granted tax exemption determines that

the applicant or owner is in default of any of the terms or conditions contained in the Letter of Eligibility, and then the affected jurisdiction shall give the applicant or owner sixty (60) days written notice to cure such default. In the event such default is not cured to the satisfaction of the affected jurisdiction within the sixty (60) day notice period, then the Letter of Eligibility shall terminate and all exemption of taxes shall likewise terminate.

ARTICLE 3.19 NEIGHBORHOOD EMPOWERMENT ZONE

Sec. 3.19.001 Neighborhood Empowerment Zone

A Neighborhood Empowerment Zone (“NEZ”) as set forth in Local Government Code Chapter 378, as amended, is hereby created to promote economic development and the rehabilitation of affordable housing in the NEZ. The NEZ shall be geographically coexistent with the HNIZ established under Article 3.18. Owners in the NEZ who qualify for tax exemption under any level set forth in subsections 3.18.002 (a) – (c) will receive residential building permit fee waivers on any construction (including residential inspection fees). Also, any preservation, restoration, rehabilitation, or reconstruction in the NEZ for which impact fees would otherwise be applicable will receive residential impact fee waivers.

Section 3.

Ordinance 01-819, as amended, the Zoning Ordinance of the City of Granbury, is hereby amended by revising paragraph 6 of Section 14.2.A, “Historic Preservation Commission”, to read as follows:

6. The Commission shall be empowered to:
 - a. Make recommendations for employment of staff and professional consultants as necessary to carry out the duties of the Commission.
 - b. Prepare rules and procedures as necessary to carry out the business of the Commission, which shall be ratified by the City Council.
 - c. Adopt criteria for the designation of historic, architectural, and cultural landmarks and the delineation of historic districts, which shall be ratified by the City Council.
 - d. Conduct surveys and maintain an inventory of significant historic, architectural, and cultural landmarks and all properties located in historic districts within the city.
 - e. Recommend the designation of resources as landmarks and historic districts.
 - f. Create committees from among its membership and delegate to these committees’ responsibilities to carry out the purposes of this ordinance.
 - g. Maintain written minutes which record all actions taken by the Commission and the reasons for taking such actions.
 - h. Recommend conferral of recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers.

- i. Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.
- j. Make recommendations to the city government concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and historic districts within the city.
- k. Approve or disapprove of applications for Certificates of Appropriateness pursuant to this ordinance.
- l. Prepare and submit annually to the Council a report summarizing the work completed during the previous year.
- m. Prepare specific design guidelines for the review of landmarks and districts.
- n. Recommend the acquisition of a landmark structure by the city government where its preservation is essential to the purpose of historic preservation and where private preservation is not feasible.
- o. Propose tax abatement program(s) for landmarks or districts.
- p. Accept on behalf of the city government the donation of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of the City Council.
- q. Make a recommendation to help determine the eligibility and length of ad valorem tax exemptions for applications, including landmarks submitted under the Historic Neighborhood Improvement Zone Program.

SECTION 4.

This ordinance shall be cumulative of all provisions of ordinances and of the code of the City of Granbury, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 5.

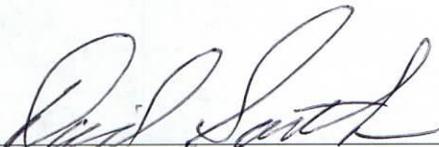
It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same

would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6.

This ordinance shall be in full force and effect after its passage and it is so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRANBURY, TEXAS ON THIS THE 5th DAY OF JULY, 2007.



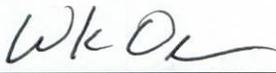
DAVID SOUTHERN, MAYOR

ATTEST: 

DEE ARCOS, CITY SECRETARY

EFFECTIVE: October 1, 2007

APPROVED AS TO FORM AND LEGALITY:



CITY ATTORNEY

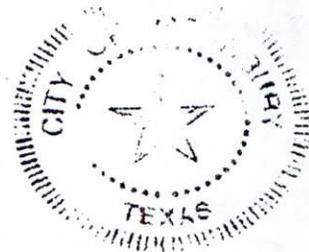


Exhibit A

April 2007, Historic Preservation Overlay &
Historic Neighborhood Investment Zone & Neighborhood Empowerment Zone (HNIZ/NEZ)
Graphic

