

ORDINANCE NO. 2020-04 (R)

**AN ORDINANCE OF THE CITY OF AMES, TEXAS, ESTABLISHING
SUBDIVISION REGULATIONS; PROVIDING FOR SEVERABILITY;
PROVIDING FOR CONFLICTS; AND ESTABLISHING AN
EFFECTIVE DATE.**

WHEREAS, the City of Ames, Liberty County, Texas (the "City"), is a Type A general-law municipality and the City Council of the City of Ames, Liberty County, Texas (the "City Council"), has the authority to adopt an ordinance, not inconsistent with state law, that the City Council considers proper for the governance of the City pursuant to Texas Local Government Code, Section 51.032; and

WHEREAS, Chapter 214 of the Texas Local Government Code expressly authorizes every municipality to adopt, administer, and enforce residential and commercial building codes in the municipality's territorial limits; and

WHEREAS, Chapter 212 of the Texas Local Government Code provides that the governing body of a municipality may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality, including its extraterritorial jurisdiction; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its residents to establish subdivision regulations as provided for in this Ordinance to promote the health, safety and general welfare of the City and the safe, orderly, and healthful development of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF AMES, LIBERTY COUNTY, TEXAS THAT:**

SECTION 1. SUBDIVISION REGULATIONS GENERALLY

Sec. 1.01 Title. These regulations shall officially be known, cited, and referred to as the subdivision regulations of the City of Ames, Texas (hereinafter "these regulations").

Sec. 1.02 Purpose. The purpose of these regulations is to:

- (a) Guide the future growth and development of the City of Ames (hereinafter "the city"), to achieve orderly urban development through land subdivision and assemblage, to assure the best possible community environment, to enhance the special characteristics and small town character of the city and to create a unique sense of place, in concert with the city's other regulations and ordinances.
- (b) To provide adequate municipal services, safe streets, and to protect and promote the public health, safety and general welfare.
- (c) To protect and conserve the value of land throughout the city and the value of buildings upon the land, and to minimize the conflicts among various uses of land and buildings.
- (d) To establish reasonable standards of design and procedures for subdivisions and resubdivisions in order to further the orderly layout and use of land, and to ensure proper legal descriptions and monumenting of subdivided land.
- (e) To ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision; and that the community will be required to bear no more than its fair share of the cost of