

**ARTICLE I.
GENERAL**

SECTION A. SHORT TITLE.

This ordinance shall be known and may be cited and referred to as the "Subdivision Ordinance" to the same effect.

SECTION B. AUTHORITY.

This ordinance is adopted under the authority of the constitution and laws of the State of Texas, including particularly Chapter 231, Acts of the 40th Legislature, Regular Session, 1927, as heretofore or hereafter amended (codified as Chapter 212, Texas Local Government Code) and the provisions of Section 4 of the Municipal Annexation Act as heretofore or hereafter amended (codified as Chapter 43, Texas Local Government Code).

SECTION C. PURPOSE.

In order to achieve the orderly, efficient and environmentally sound subdivision of land, the city must be provided with appropriate guidelines and development management mechanisms. This ordinance, in conjunction with any other land use control tool as now or hereafter may be adopted by the city, provides those guidelines and mechanisms. It is the intent and stated purpose of this ordinance to:

1. Provide for the orderly, efficient and economical development of residential, commercial and industrial land uses, and community facilities, including transportation, water, sewerage, drainage, schools, parks, recreation and any other related element or service;
2. Guide and phase land development to maximize the utilization of existing and proposed public improvements;
3. Guide and regulate the financial impact of land development on municipal facilities, services and capabilities;
4. Ensure that the comprehensive and coordinated plans affected by the various land use controls of the city are not negated by disorganized, unplanned and uncoordinated development which would create an undue burden and hardship on the community;
5. Establish and maintain municipal control over the character of development and the quality of community facilities and services;

6. Enhance the community aesthetically and to preserve and improve the quality of life within the community;
7. Promote the health, safety, morals and general welfare of the people, and the safe, orderly and healthful development of the community.

SECTION D. JURISDICTION.

From and after the date of its adoption, this ordinance shall govern all subdivision of land within the corporate limits and the extraterritorial jurisdiction of the city of Carrollton, subject to the applicable laws of the State of Texas.

SECTION E. CONSISTENCY WITH THE COMPREHENSIVE PLAN AND COMPREHENSIVE ZONING ORDINANCE.

It is the intent that this ordinance shall provide for the implementation of the Comprehensive Plan, including the Future Land Use Plan, Thoroughfare Plan and other applicable elements; and any supplemental land use and community development policies that may be hereafter adopted by the City Council, and shall be consistent with the Comprehensive Zoning Ordinance. No plat or subdivision of land within the city or its extraterritorial jurisdiction shall be approved unless it conforms to such plans and ordinances.