



City of Pharr

Development Services

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Director



Organizational Chart

Fiscal Year 2024-2025





Development Services

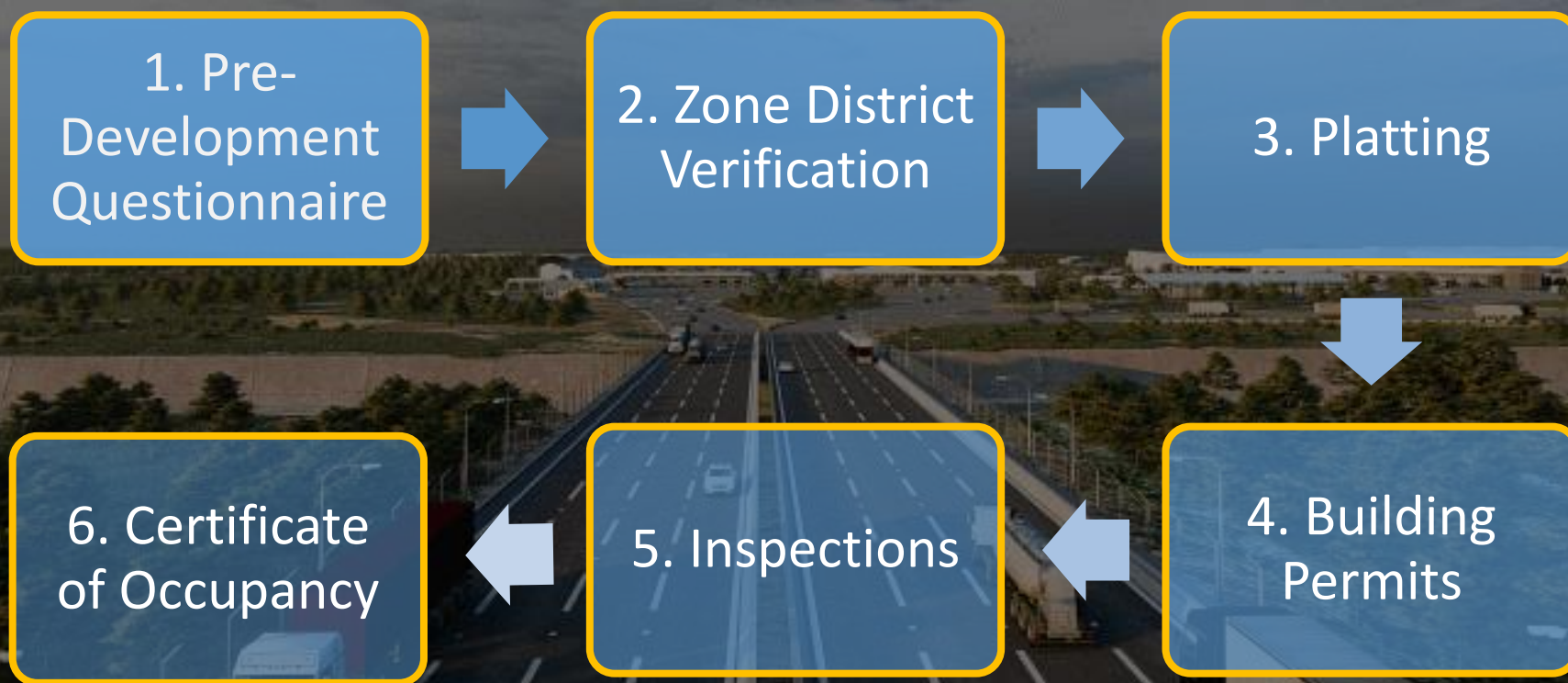
Mission Statement

Development Services is committed to making great communities happen by providing high quality services to citizens and members of the public for all aspects related to land use and development. Our focus is to provide guidance and execute the orderly growth and development for the betterment of the community.



Development Process

Overview





Development Process

Step 1 – Pre-Development Questionnaire

- What are you looking to build?
- Where do you want to build it?
- When are you looking to complete the build?
 - Who will be the Engineer in charge?

Why do we ask these questions?



Residential



Commercial



Retail



Industrial



Urban/Community

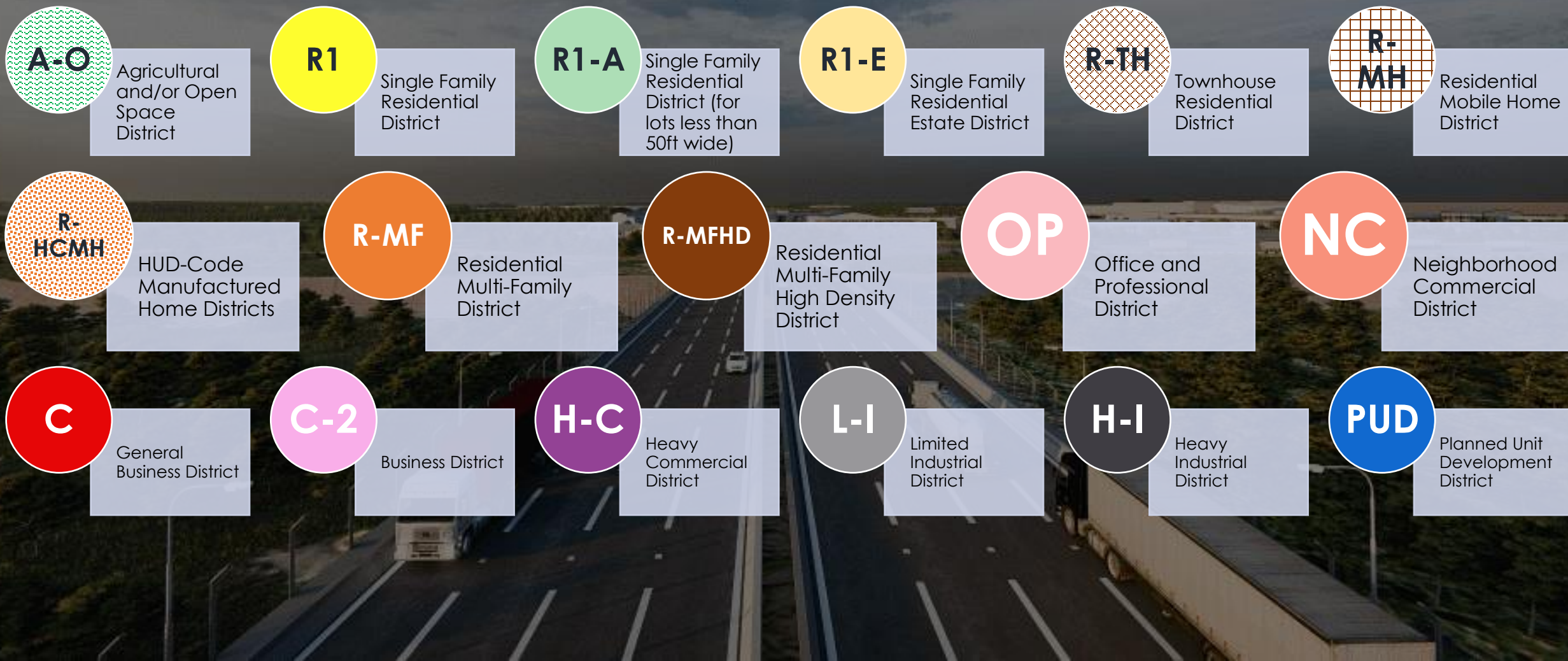


Mixed-Use



Development Process

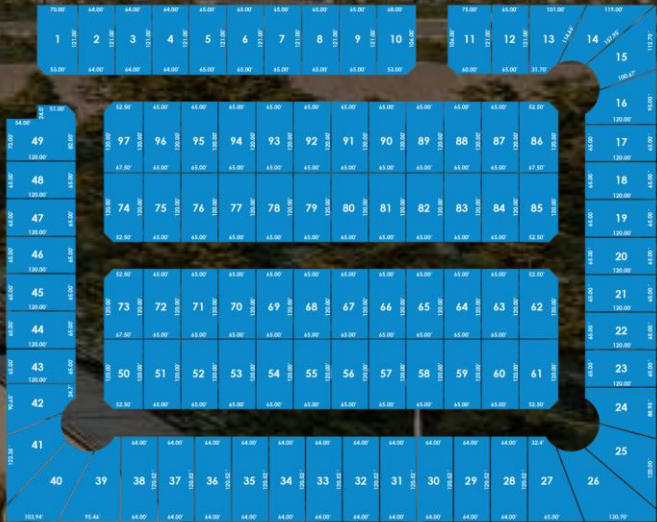
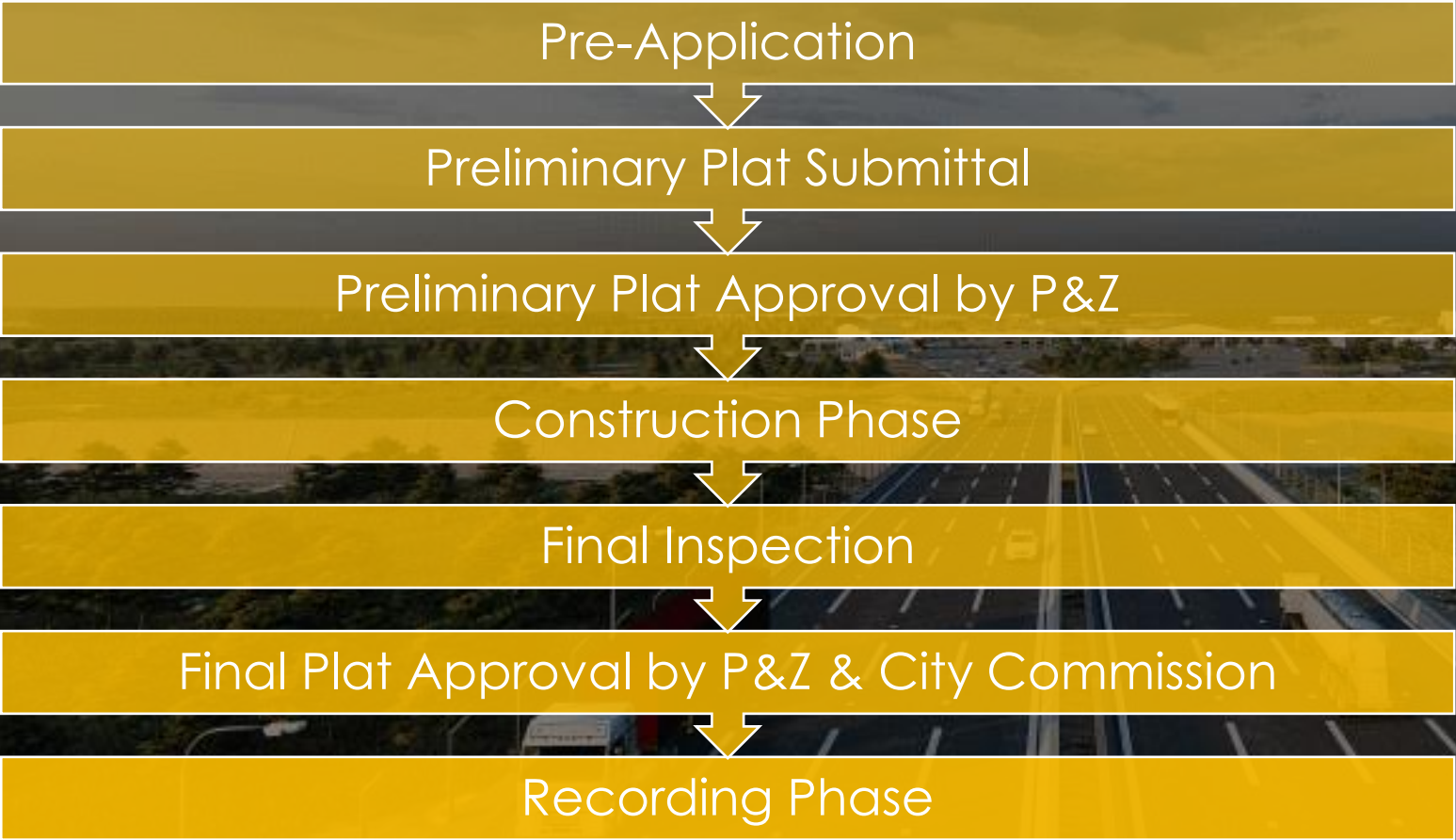
Step 2 – Zoning District Verification





Development Process

Step 3 - Platting





Development Process

Step 4 – Subdivision/Building Permits



Customers shall apply for subdivision/building permits through Accela Citizen Access Portal.



Development Process

Step 5 - Inspections



Customers shall request and obtain inspections throughout the duration of their construction project.



Development Process

Step 6 – Certificate of Occupancy

A Certificate of Occupancy is required for any of the following scenarios:

**New use, new tenant, or new occupancy
in an existing building or tenant space**

New building

**Remodeled,
altered, or
expanded
building or
tenant space**

**Change in name of
existing business**

**Change in
location of
existing business**



Development Services Projects

Subdivisions

Under Construction:18

In Process:37



Development Services

THANK YOU