



# City of Pharr

## Development Services

**Kimberly Mendoza, MPA**

**Director**





# Organizational Chart

## Fiscal Year 2025-2026







# Development Services

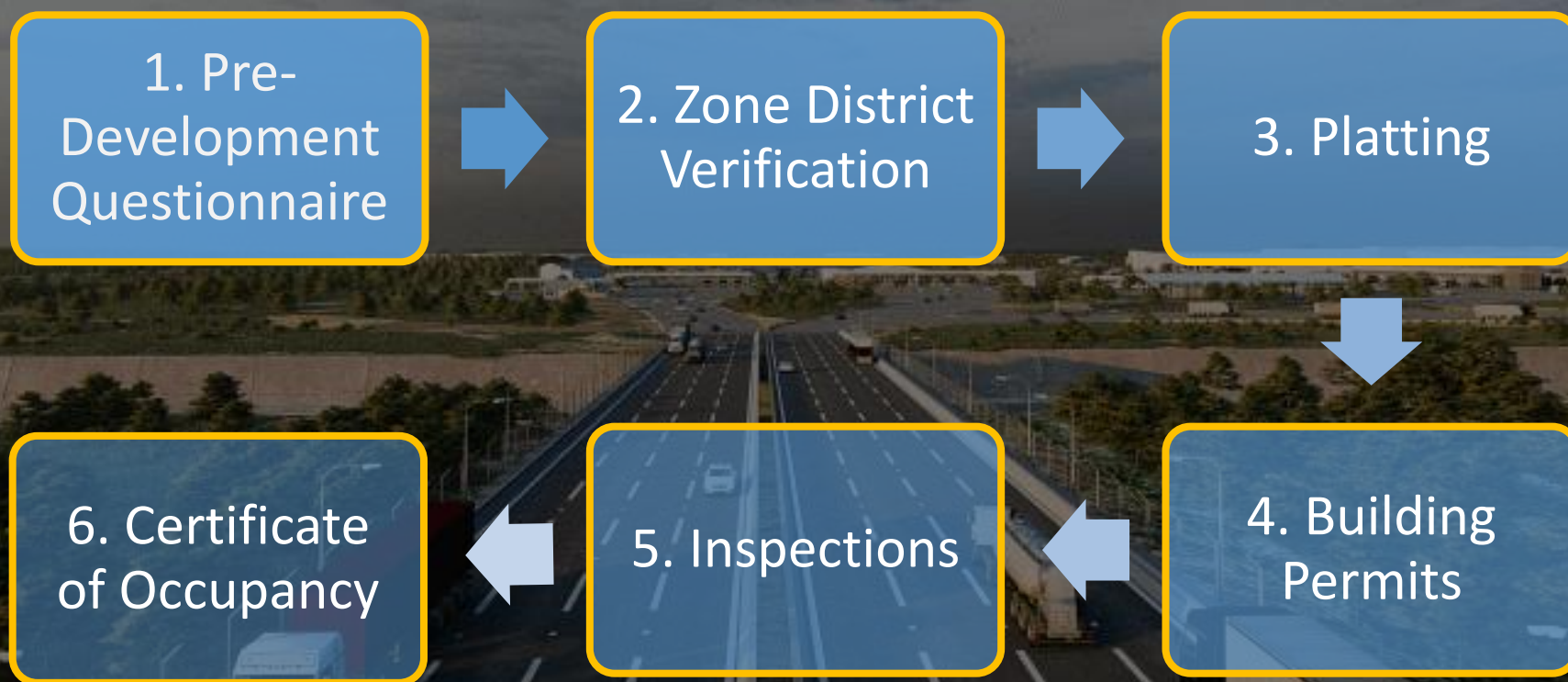
## Mission Statement

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**



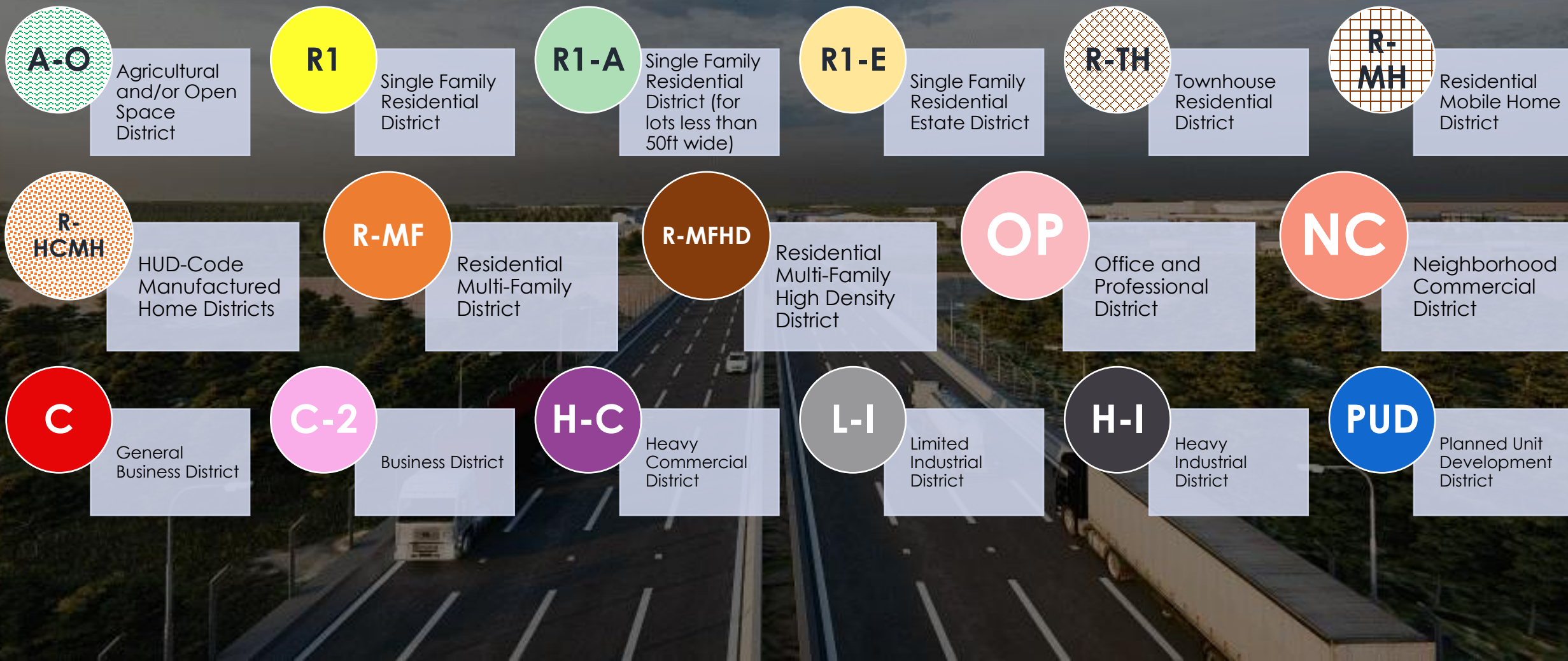
**Mixed-Use**





# Development Process

## Step 2 – Zoning District Verification









# Development Process

## Step 4 – Subdivision/Building Permits



Customers shall apply for 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

In Construction:18

In Process:52





# Development Services

THANK YOU