ORDINANCE NO. O-2025-24

AN ORDINANCE AMENDING O-2021-09 OF THE CITY OF PHARR, TEXAS CHAPTER 118, SUBDIVISIONS AMENDING ARTICLE VI. – STANDARDS MANUAL: CONSTRUCTION AND DEVELOPMENT GUIDE SEC. III – STREETS, SECTION III – RIGHT-OF WAYS AND PAVING WIDTHS, IS AMENDED AT TABLE III – 1 DESIGN STREET REQUIREMENTS. PROVIDING AN EFFECTIVE DATE, PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILTY, AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF. NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISIONERS OF THE CITY OF PHARR, TEXAS

SECTION 1. CHAPTER 118, ARTICLE VI. – STANDARDS MANUAL: CONSTRUCTION AND DEVELOPMENT GUIDE SEC. II – DRAINAGE IS HEREBY AMENDED BY ADDING II – 14 AS FOLLOWS:

II – 14 Supplemental Requirements

A. Property Owners or Homeowner's Associations

1. When a Subdivision contains either common private property or other private improvements which are not intended to be dedicated to the City of Pharr for public use, such as private streets, detention ponds, a private recreation facility or open space, or other private amenities, a Homeowner's Association shall be established for the purpose of maintaining the areas. The Homeowner's Association shall be created consistent with State and other appropriate laws. Copies of the Homeowner's Association Agreement must be submitted with the Preliminary Plat Application and reviewed by the City Attorney.

2. In the case of an individual one-lot subdivision, the Property Owner shall dedicate, by plat, a swale/detention pond in the form of a private easement. Single lot subdivisions do not require submission of a Homeowner's Agreement or Conditions, Covenants and Restrictions ("CCRs").

3. For Homeowner's Associations, the Conditions, Covenants and Restrictions (CCRs) and the Homeowner's Association documents, such as the Articles of Incorporation and Homeowners Association by-laws, shall be submitted to the City for review along with the Preliminary Plat Application, and shall be recorded, with the Final Subdivision Plat, in the deed records of Hidalgo County in order to ensure that there is an entity in place for long-term maintenance of these improvements.

4. The City, its agents, and employees, shall have the right of immediate access to the common elements, private property and private improvements, at all times, if necessary, for the preservation of public health, safety and welfare. Should the Property Owners or Homeowner's Association fail to maintain the common elements to City specifications for an unreasonable time, not to exceed 30 days after written request to do so, the City may elect to take any action necessary or required and levy any assessment on the Property Owners or Homeowner's Association to cover the cost of maintenance or repairs.

5. The Property Owners or Homeowner's Association must register a contact person with the Development Services Department. The City shall be notified of any change in said contact person. Such contact person must be authorized to receive and distribute information to the Property Owner or Board of Directors of the Homeowner's Association.

6. If there is any change or dissolution of Homeowner's Association, notice shall be given to the City within ten (10) days of the date of any change or dissolution. The City shall also be provided with all updated CCRs and Homeowner's Association documentation within the ten (10) days.

B. Drainage Design

1. The difference between the 50-year storm post development runoff and the 10-Year Pre-Development runoff shall be detained on-site. Engineered detention calculations shall be submitted to the City Engineer.

2. On-site detention methods shall include ponds or engineered sub-surface systems. Alternative methods of detention shall be reviewed and approved by the City Engineer.

3. Where the outfall facilities are located more than 300 feet outside the development boundaries, an alternative method of drainage and conveyance may be submitted to the City Engineer for approval. Any on-site retention areas must contain the 50-year storm runoff volume for the development and dissipate it into the subsurface within a 48-hour period. A geotechnical report, in accordance with the requirements of the detention/retention ponds established in the subsequent sections, must be submitted.

C. Detention Design

1. Design Considerations

a. On-site detention facilities shall be situated in privately dedicated areas. Existing drainage facilities (i.e. City of Pharr Drainage Ditches, Regional Stormwater Detention Facilities, etc.) shall not take place of dedicated facilities unless previously included in the City of Pharr's Master Drainage Plan. Detention areas may be incorporated into landscape and greenbelt areas, if vegetation does not adversely affect required design volumes or impede hydraulic efficiency. Areas designated as dual use areas (detention/landscape, detention/green space, etc.) shall display appropriate signage indicating so.

b. Storm water runoff shall be conveyed to detention areas via storm sewer networks, flumes and curb cuts within dedicated right-of-way or flowage easements.

c. Side slopes shall not exceed 3:1 (H:V). In areas with a potential for vehicular or pedestrian activity, detention pond depths exceeding 2.5 feet shall require a safety buffer in the form of benching or fencing around the perimeter of the pond. The bottom of the basin shall be graded to drain towards the outlet structure. A pilot channel shall be placed along the flow line from inlet to outlet to ensure positive flow. Trash racks

shall be incorporated into outlet structure design. A minimum of 10 feet shall be maintained around the perimeter of the pond to allow for routine maintenance and/or repair.

d. Detention area design shall consider proximity and elevation of adjacent building structures. Bank areas shall be graded to drain away from such structures. A minimum of 1-foot of freeboard above design pool elevation shall be required. The design of detention areas shall incorporate diversion of overflows into street rights-of-way or drainage/flowage easements in the event of an extreme event or outlet structure failure.

e. Detention pond areas shall be vegetated to prevent erosion and deposition of silts. Common Bermuda, Winter Rye or a combination of the grasses may be used. Vegetated areas shall include provisions for irrigation systems.

D. Detention Pond Details

1. Refer to Details DR-10 thru DR-16A

E. Detention Pond Operation and Maintenance

1. Detention ponds shall be maintained by the owner(s) of record for commercial, institutional, and multi-family developments. For single-family residential developments Property Owners and/or Homeowner's Association shall maintain the detention pond(s).

   a. The Property Owners or the Homeowner's Association or their designated representative shall be responsible for routinely inspecting ponds to ensure that all components of the pond are maintained and are in good working condition.

   b. Failure to adequately maintain the detention pond(s) in reasonable order and condition, constitutes a violation of this section. The City is hereby authorized to give notice, by personal service or by United States mail, to the Homeowners Association, Property Owners or occupant, as the case may be, of any violation, directing the Homeowners Association or Property Owners to remedy the same within ten (10) days. The Property Owners or the Homeowners Association will also be subject to a fine of $2,000.00 per day if not remedied by the tenth (10^{th}) day. Each day of violation shall constitute a separate offense.

F. Parkland Dedication

a. Land dedicated to the city under this section may be utilized for park and recreation uses, contingent on approval of design requirements.

b. Whenever a plat is filed for approval with the city for the development of residential and/or multifamily, such plat shall meet the requirements in accordance with Chapter 90, Parks and Recreation, City of Pharr's Code of Ordinances.

SECTION 2. CHAPTER 118, ARTICLE VI. – STANDARDS MANUAL: CONSTRUCTION AND DEVELOPMENT GUIDE SEC. III – STREETS, SECTION III – RIGHT-OF WAYS AND PAVING WIDTHS, IS AMENDED AT TABLE III – 1 DESIGN STREET REQUIREMENTS AS FOLLOWS:

TABLE III DESIGN STREET REQUIREMENTS				
R.O.W WIDTH	**STREET WIDTH (B-B)**	**INTERSECTION CURB RADII (MINIMUM)**	**CITY WIDTH (DISCRETION)**	**PAVING SECT ESCROW**
Local 50' (w/5' U.E) Single Family Residential & Townhomes Districts	34'	15'	10'	8"/2"
Local 50' (w/5' U.E)	40'	20'	7' ~~C & G 1 side~~	8"/2"
Collector 60' (w/10' U.E.)	50' 4-lanes	20'	~~13'~~ ~~C & G 1 side~~	8"/2"
Commercial 60'	42 2-lanes, 1CLTL	20'	~~9'~~ ~~C & G 1 side~~	10"/3"
Industrial 60'	44 2-lanes, 1 CLTL	35'	~~10'~~ ~~C & G 1 side~~	12"/4"
Minor Arterial 70' (w/10'U.E.)	60' 4 lanes, 2 BL	25'	~~18'~~ ~~C & G 1 side~~	10"/2"
Major Arterial 80' (w/10' U.E.)	66' 4 lanes, 1 CLTL	25'	~~21'~~ ~~C & G 1 side~~	10"/2"
100' (w/10' U.E.)	82' 4 lanes, 1 CLTL, 2 BL	25'	~~30'~~ ~~C & G 1 side~~	10"/3"
120' (w/10' U.E.)	100' 6 lanes, 1 Divided median, 2 BL	25'	~~39'~~ ~~C & G 1 side~~	10"/3"

Notes:

1. Travel Lanes: 10 feet wide; parking lanes: 7 feet wide.
2. Curb and gutter: 2 feet wide each side of a total of 4 feet.
3. Continuous left-turn lane (CLTL) & Occasional left (OL) turns lanes: 14-16 feet wide
   Divided Median-16 feet wide
   Bicycle lane (BL) 5-8 feet wide
4. Drainage must be provided for the perimeter street of the subdivision.
5. Escrow amounts shall be submitted to the City of Pharr and sealed by a professional engineer for approval by the City Engineer.

6. Pavement section to be designed by a professional engineer.
7. City width-For widening of existing streets.

SECTION 3: PENALTY CLAUSE

In the event the Property Owners or Homeowner's Association fails to comply with the maintenance requirements, the City may perform the work necessary to abate the violation of maintaining the detention areas at the Property Owner's or Homeowner's Association expense. If such becomes a necessary emergency to preserve public health, safety and welfare or to ease maintenance burden of the detention pond(s) for the emergency, then the Property Owner or Homeowner's Association shall be fined up to $2000.00 per day.

SECTION 4: SEVERABILITY CLAUSE

The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof.

SECTION 5: REPEALING CLAUSE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6: CUMULATIVE

This ordinance shall be cumulative of all ordinances of the City of Pharr, Texas, and of all laws of the State of Texas.

SECTION 7: PUBLICATION; EFFECTIVE DATE

The ordinance shall take effect and be in force from and after its passage and approval on three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 8: PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED and **APPROVED** BY THE BOARD OF CITY COMMISSIONER OF THE CITY OF PHARR, TEXAS, on this the 2nd day of June, 2025

CITY OF PHARR

for AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED and **APPROVED** BY THE BOARD OF CITY COMMISSIONER OF THE CITY OF PHARR, TEXAS, on this the 7th day of July, 2025

CITY OF PHARR

for AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED and **APPROVED** BY THE BOARD OF CITY COMMISSIONER OF THE CITY OF PHARR, TEXAS, on this the 21st day of July, 2025

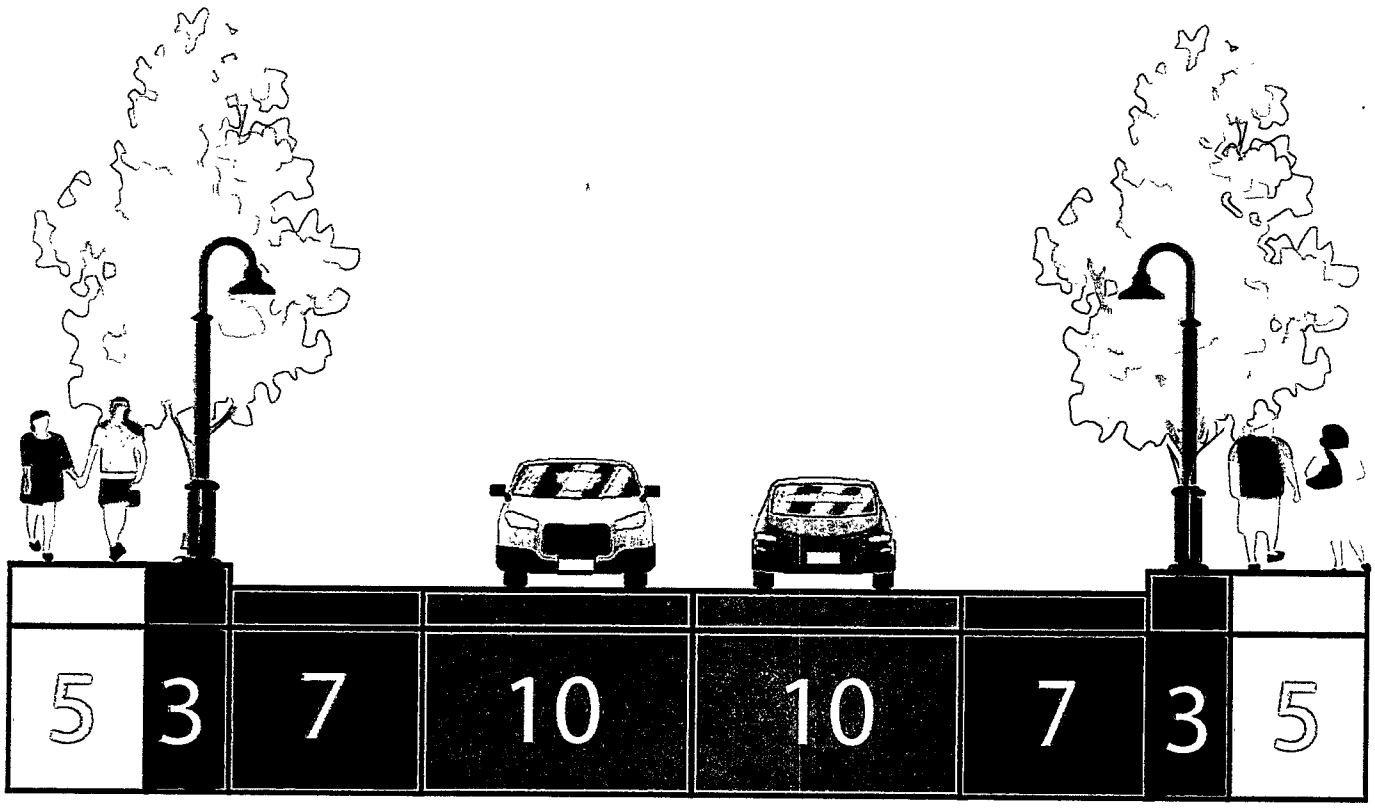
CITY OF PHARR

for AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

Exhibit
City of Pharr
Local Single Family Residential & Townhomes Districts
Street Cross Section



50 ft Right-of-Way Width | 34 ft Pavement Width

Sidewalk	Planting Strip	Parking	Travel Lane