



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-01-2026

PROPOSED LOS TRES SUBDIVISION PRECINCT No. 4.

ENGINEER: SALINAS ENGINEERING & ASSOC. DEVELOPER: MARGARITA PONCE ALVARADO

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☒ WITH VARIANCE

NUMBER OF LOTS: 1 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF SHARP ROAD APPROXIMATELY ¼ OF A MILE NORTH OF MILE 17 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-24-26 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO SHARP ROAD SIDE DITCH.

SEWER SYSTEM: ☒ OSSF

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 6" LOCATION: SHARP ROAD

VARIANCE REQUEST TITLE B. CHAPTER 2. SECTION 2.8 ITEM LOT WIDTH

STAFF RECOMMENDS: ☒ **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

☐ **Final Approval** subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



DATE _____



