

CITY PLAN COMMISSION**THURSDAY, JUNE 25, 2026****FILE NUMBER:** PLAT-26-000134**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Cedardale Road, north of Lyndon B Johnson Freeway**DATE FILED:** May 27, 2026**ZONING:** PD 761 (LR)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=761>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 19.85-acres**APPLICANT/OWNER:** Longhorn Truck Center, LLC**REQUEST:** An application to create one 19.85-acre lot from a tract of land in City Block 8264 on property located on Cedardale Road, north of Lyndon B Johnson Freeway.**SUBDIVISION HISTORY:**

1. S201-758 was a request south of the present request to create one 2.625-acre lot, one 17.863-acre lot, and one 25.199-acre lot from a 45.688-acre tract of land in City Block 8285 on property located on Bonnie View Road, south of Lyndon B Johnson Freeway / Interstate Highway No. 20. The request was approved on October 7, 2021, and was recorded on April 3, 2024.
2. S201-713 was a request northeast of the present request to create a 9.5957-acre lot from a tract of land in City Block A/8266 on property located on Lyndon B. Johnson Freeway/ Interstate Highway No. 20, north of Langdon Road. The request was approved on August 19, 2021, and but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 761 (LR); therefore, staff recommend approval of the request subject to compliance with the following conditions:**General Conditions:**

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the

plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submitting the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
16. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Flood Plain Conditions:

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

19. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

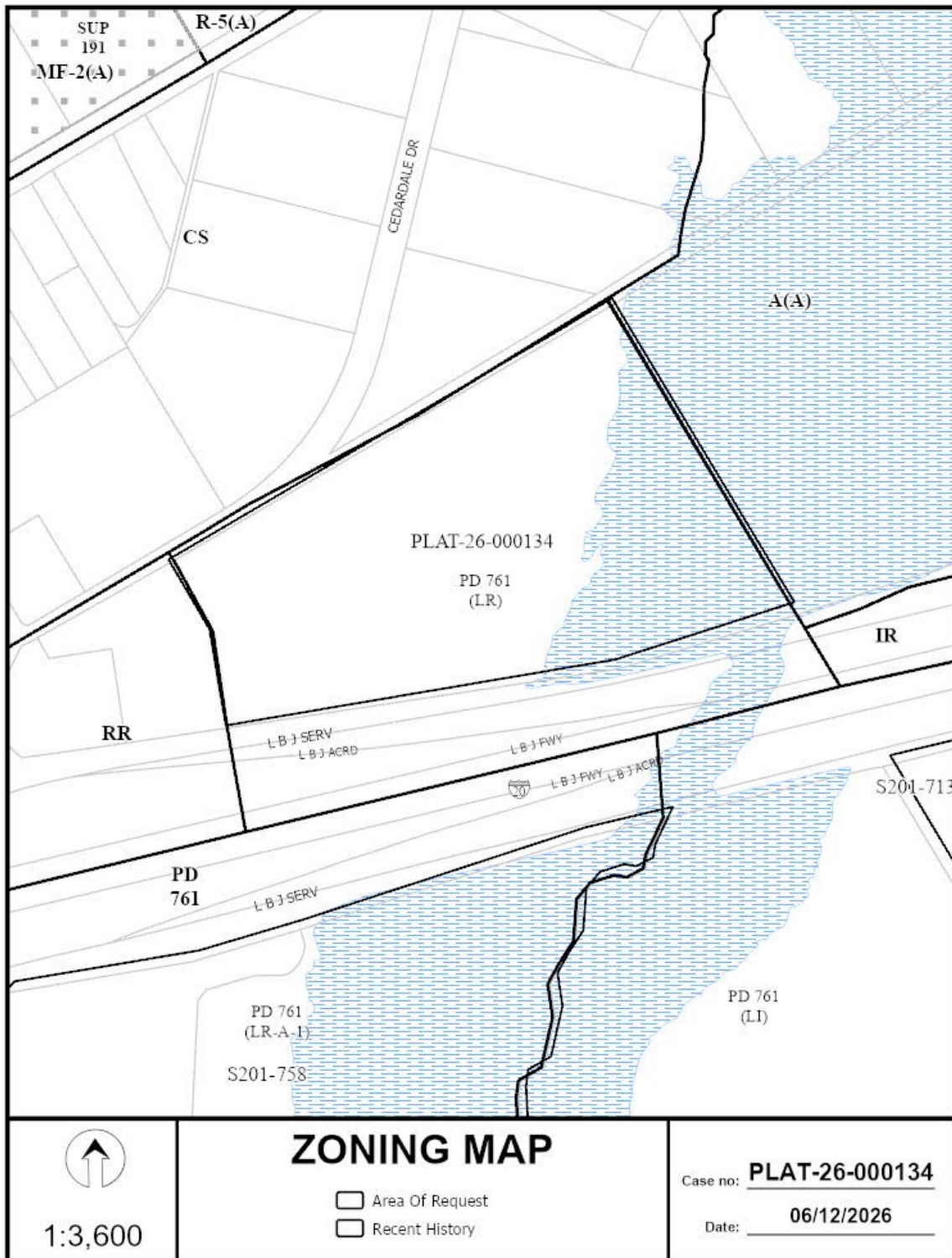
24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. Remove building line(s) from plat.
27. Clarify Volume 89132, Page 2152 and Volume 89132, Page 2175, Deed Records, Dallas County, Texas.
28. Clarify survey line locations.

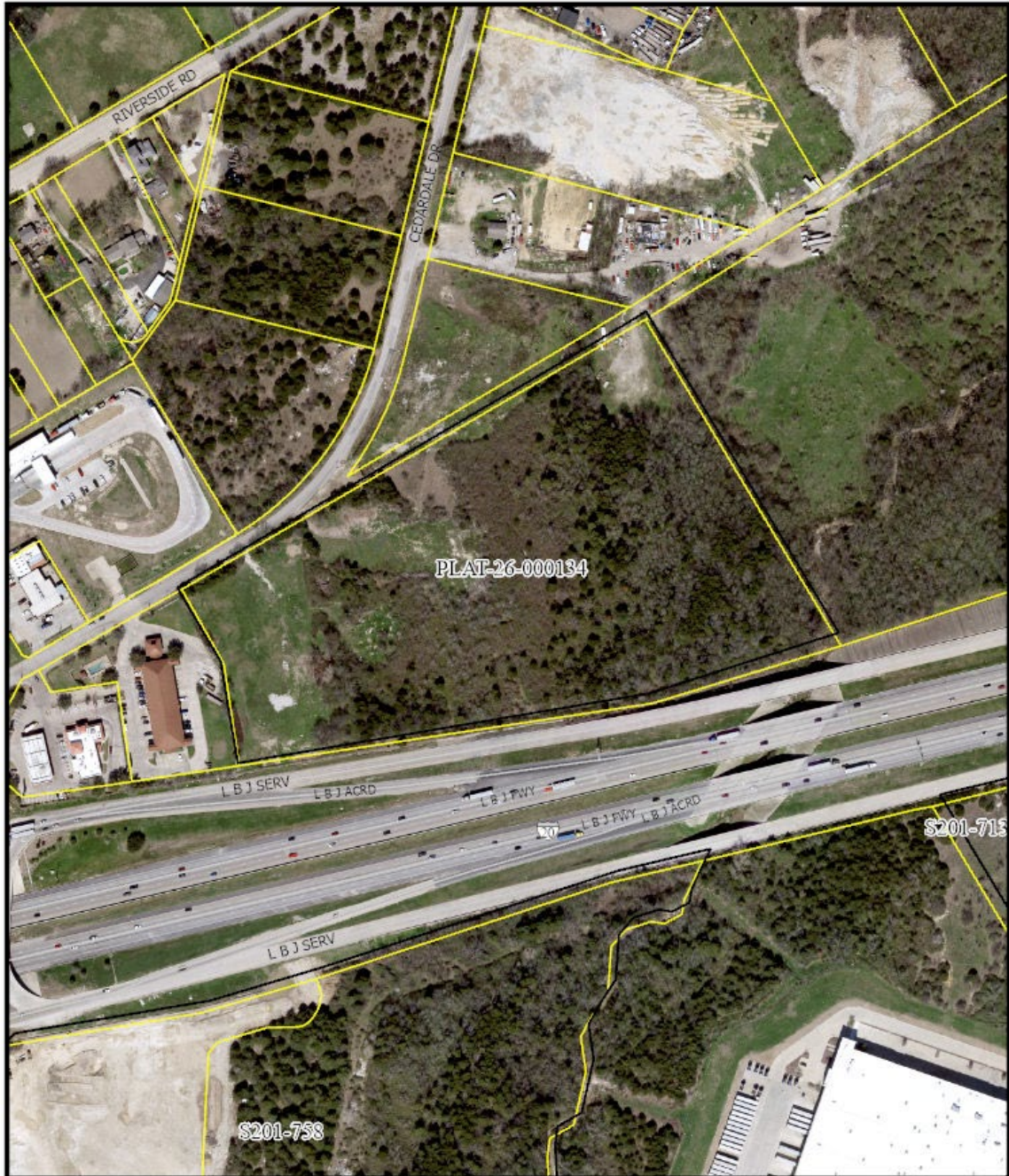
Dallas Water Utilities Conditions:

29. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. Water main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
31. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
32. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. Notice: Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Street Light/ Street Name Coordinator/ GIS, Lot & Block Conditions:

33. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
34. On the final plat, change "Cedardale Road (Old Dncanville-Wheatland)" to "Cedardale Drive (FKA Old Duncanville-Wheatland Road)."
35. On the final plat, add "Bonnie View Road."
36. On the final plat, change "Lyndon B. Johnson Freeway (Interstate Highway 20 & Interstate Highway 635)" to "Lyndon B. Johnson Freeway/ Interstate Highway No. 20."
37. On the final plat, identify the property as Lot 3 in City Block A/8264.

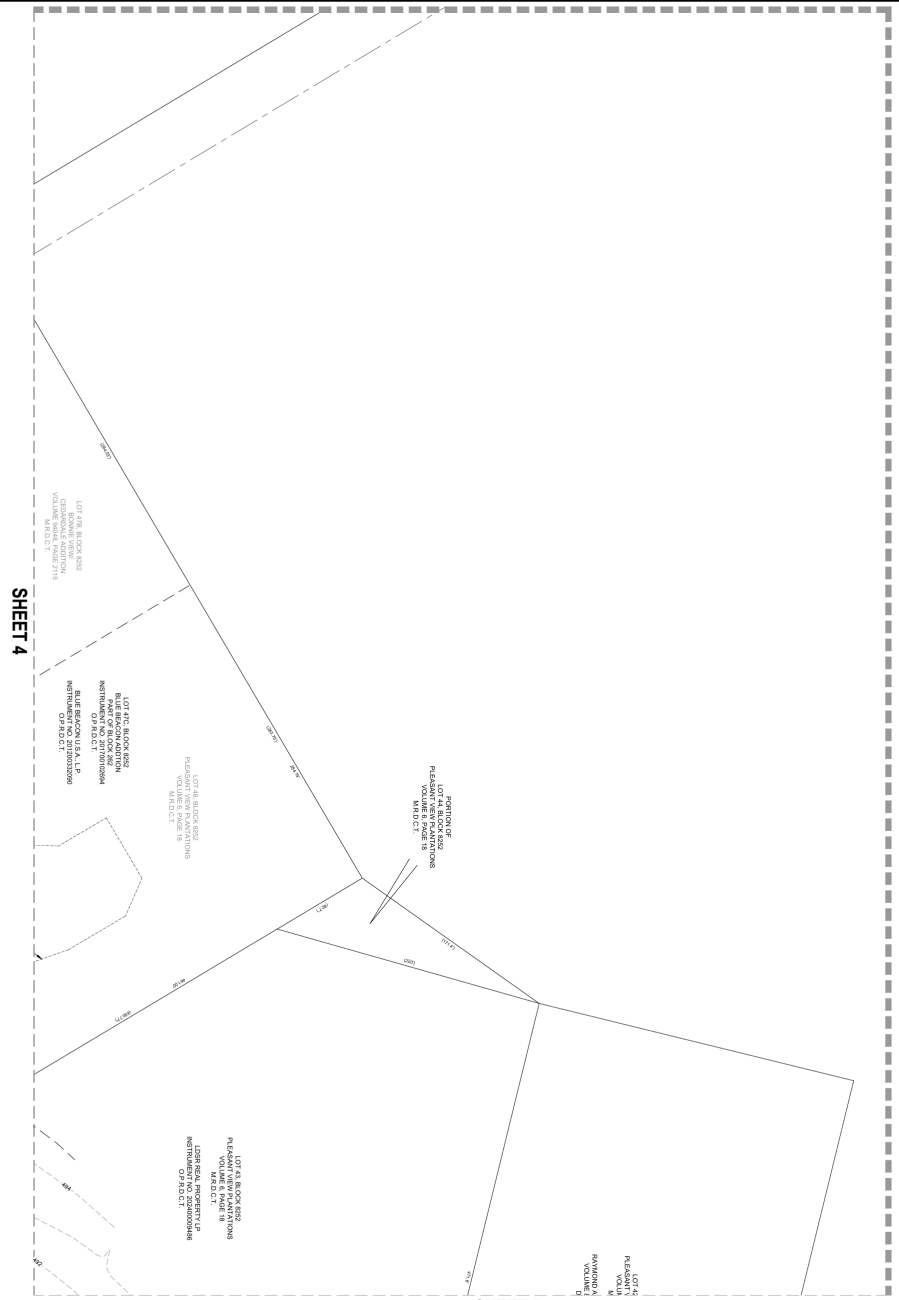




 1:3,600	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-26-000134 Date: <u>06/12/2026</u>
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NO.	DATE	REVISION
1.		
2.		
3.		

TBPS No. 101733-00



SHEET 4

SHEET 2

PRELIMINARY PLAT

LARRY TURMAN RPLS #1740

TBPS No. 10194928

OWNER: LARRY TURMAN RPLS #1740

PREPARED BY: LARRY TURMAN RPLS #1740

DATE: MAY 1, 2028

SCALE: 1" = 50'

PROJECT NO. 10194928

ENGINEER PLAN NO. _____

ENGINEER: _____

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS

NO. _____

EXPIRES _____

OFFICE: 1111 W. WOODWAY, SUITE 100, DALLAS, TEXAS 75201

PHONE: (214) 424-4444

FAX: (214) 424-4444

EMAIL: info@larryturman.com

WEBSITE: www.larryturman.com

PRELIMINARY PLAT

LONGHORN TRUCK CENTER @ CEDARDALE

BEING A 100 ACRES TRACT OF

LONGHORN TRUCK CENTER, LLC

SITUATED IN THE

LEWISVILLE SURVEY, ASSECT NO. 388

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PAT-26-00134

ENGINEER PLAN NO. _____

ENGINEER: _____

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS

NO. _____

EXPIRES _____

OFFICE: 1111 W. WOODWAY, SUITE 100, DALLAS, TEXAS 75201

PHONE: (214) 424-4444

FAX: (214) 424-4444

EMAIL: info@larryturman.com

WEBSITE: www.larryturman.com

- GENERAL NOTES:
1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PUBLIC SURVEY SYSTEM NORTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983.
 2. LOT AREA AND VOLUME - THE AREA AND VOLUME OF EACH LOT IS SHOWN ON THIS PLAT. THE AREA AND VOLUME OF EACH LOT IS BASED ON THE ORIGINAL SURVEY RECORDS.
 3. THE PURPOSE OF THIS PLAT IS TO DIVIDE THE LOT FROM TRACT OF LAND INTO LOTS FOR THE PURPOSE OF DEVELOPING THE PROJECT.
 4. ALL STRUCTURES ON PROPERTY WILL BE BUILT IN ACCORDANCE WITH THE CITY OF DALLAS ZONING ORDINANCES.
 5. THE NUMBER OF LOTS PERMITTED BY THIS PLAT IS ONE.

LEGEND:

HP - HIGH ROAD FOUND CORNER

PC - POINT OF COMMENCEMENT

POB - POINT OF BEGINNING

POC - POINT OF CORNER

POI - POINT OF INTERSECTION

POV - POINT OF VIEW

POW - POINT OF WITNESS

POX - POINT OF EXTENSION

POY - POINT OF YIELD

POZ - POINT OF ZONE

POA - POINT OF ADJACENCY

POB - POINT OF BOUNDARY

POC - POINT OF CORNER

POI - POINT OF INTERSECTION

POV - POINT OF VIEW

POW - POINT OF WITNESS

POX - POINT OF EXTENSION

POY - POINT OF YIELD

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POC - POINT OF CORNER

POI - POINT OF INTERSECTION

POV - POINT OF VIEW

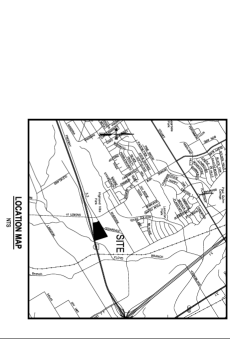
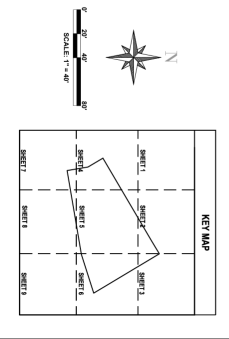
POW - POINT OF WITNESS

POX - POINT OF EXTENSION

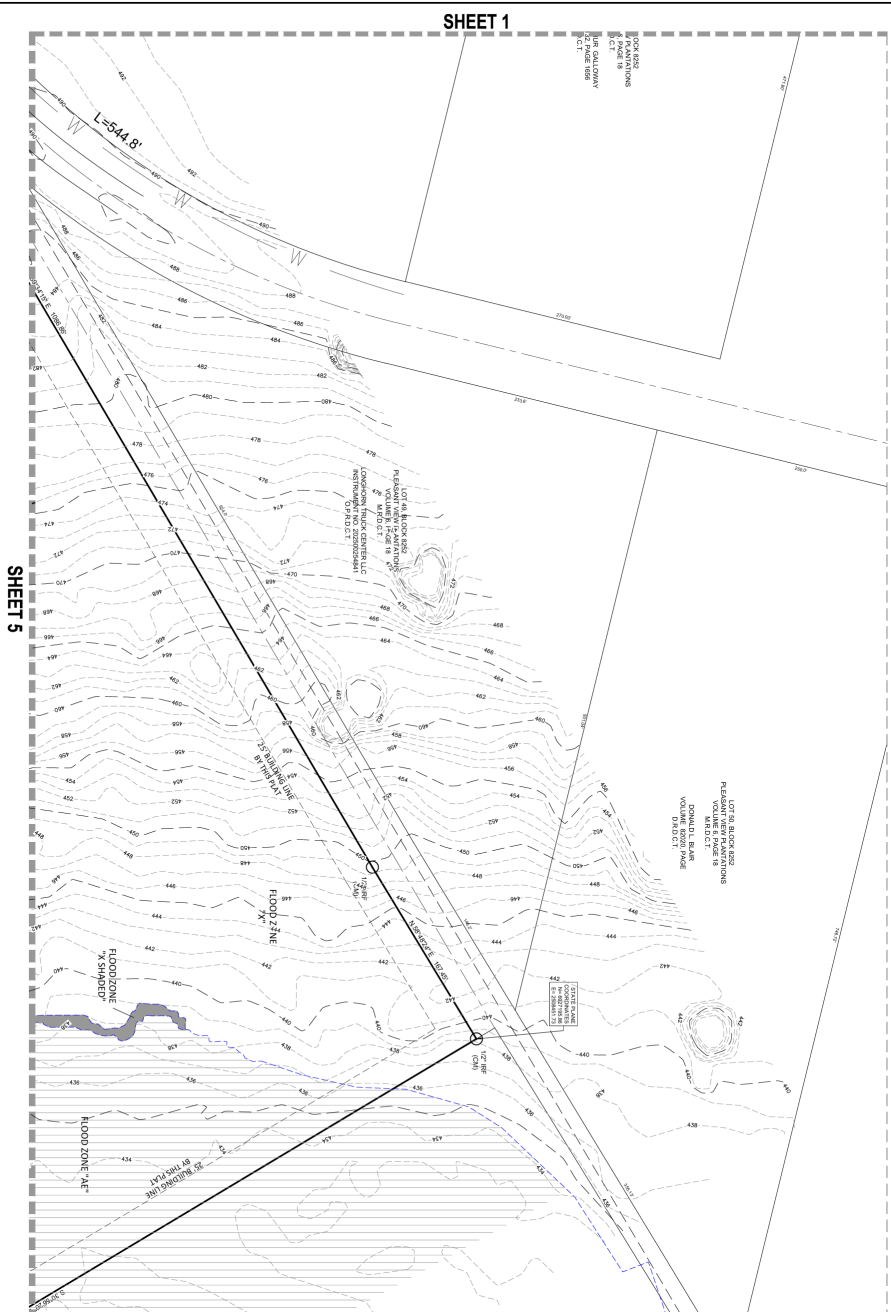
POY - POINT OF YIELD

POZ - POINT OF ZONE

POA - POINT OF ADJACENCY



TPRS No. 10733-00		
NO.	DATE	REVISION
1.		
2.		
3.		



LARRY TURMAN RPLS #1740
 TPRS No. 10194928

OWNER: LARRY TURMAN
 1125 HIGHLAND BLVD., SUITE 217
 MANFRIELO, TEXAS 75003

ENGINEER: LARRY TURMAN
 1125 HIGHLAND BLVD., SUITE 217
 MANFRIELO, TEXAS 75003

DATE: 2018-07-17
 SCALE: 1" = 50'-0"
 SHEET: 2 OF 10

PRELIMINARY PLAT
LONGHORN TRUCK CENTER @ CEDARDALE
 BEING A 19.55 ACRES TRACT OF
 LONGHORN TRUCK CENTER, LLC
 SITUATED IN THE
 LEUDON SURVEY, ASSRUCT NO. 300
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. PLAT26-00134
 ENGINEER PLAN NO. _____

GENERAL NOTES:

1. BASIS OF BEARING: THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE 1983 ADJUSTED MERIDIAN.
2. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE TRACT OF LAND DESCRIBED IN THE PRECEDING PARAGRAPH INTO LOTS FOR THE PURPOSES OF A DEVELOPMENT OF A TRUCK CENTER.
3. ALL STRUCTURES ON PROPERTY WILL REMAIN ANY LANDMARK CROSSING & THE NUMBER OF LOTS PREPARED BY THIS PLAT IS ONE.

LEGEND:

- 1" = 50' HORIZONTAL SCALE
- 1" = 10' VERTICAL SCALE
- 1" = 10' HORIZONTAL SCALE
- 1" = 10' VERTICAL SCALE
- 1" = 10' HORIZONTAL SCALE
- 1" = 10' VERTICAL SCALE

KEY MAP

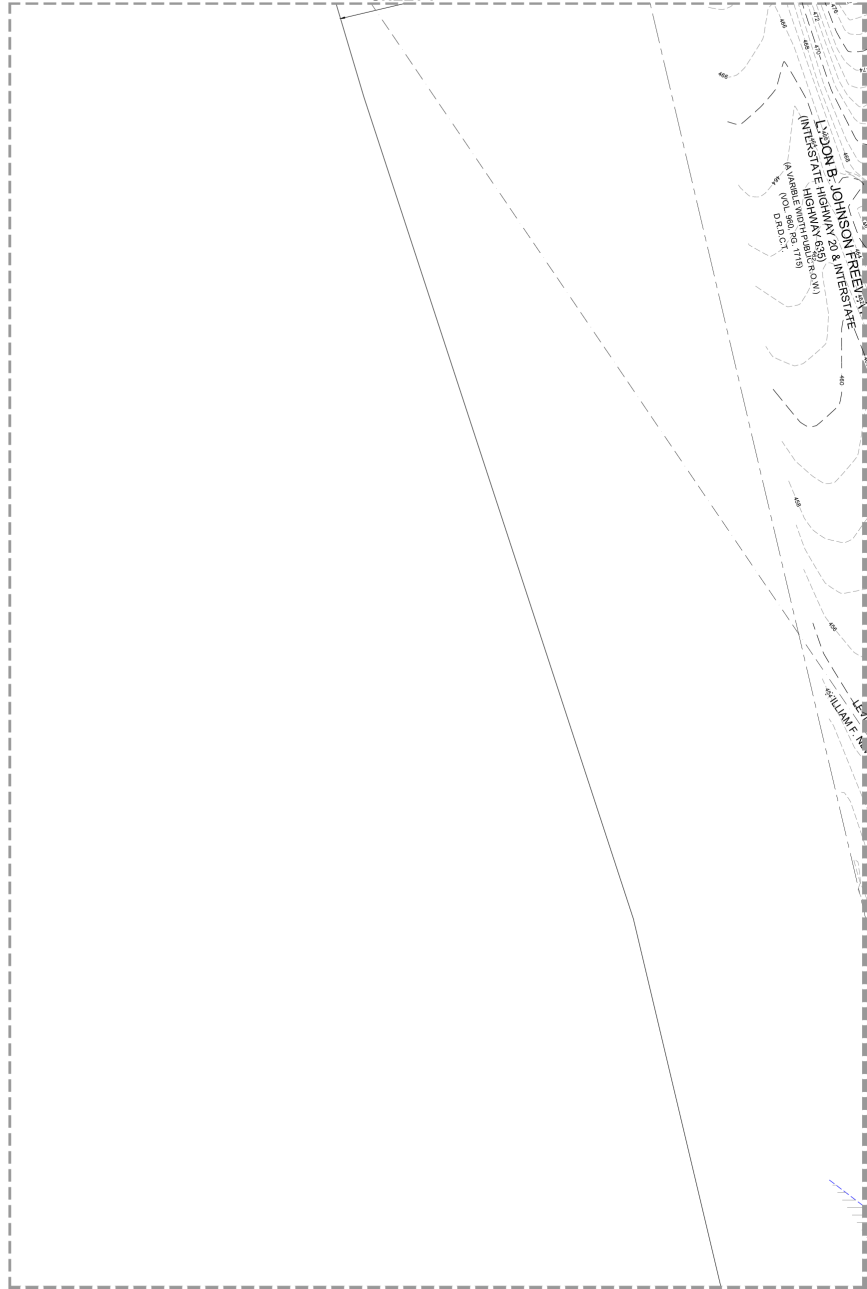
LOCATION MAP

NO.	DATE	REVISION
1		
2		
3		

TBPS No. 101733-00

SHEET 7

SHEET 5



SHEET 9

PREPARED BY: LARRY TURMAN RPLS #1740
 TBPS No. 10194928
 1115 HERNDALE DRIVE, SITE 217
 MCKENZIE, TEXAS 75069
 (817) 794-0038 CELL
 larryturman@att.net

DATE: MAY 1, 2026
 SCALE: 1" = 40'
 E.S.A.

PROJECT: LARRY TURMAN RPLS #1740
 TBPS No. 10194928
 1115 HERNDALE DRIVE, SITE 217
 MCKENZIE, TEXAS 75069

CONTRACT NO. 19-0000000000000000
 CONTRACT VALUE: \$0.00
 CONTRACT DATE: 05/01/2026

ENGINEER: LARRY TURMAN
 LICENSE NO. 11885
 DALLAS, TEXAS 75201

COMMENTS: SEE SHEET 8 OF 10

PRELIMINARY PLAT
LONGHORN TRUCK CENTER @ CEDARDALE

BEING A 1935-ACRE TRACT OF
 LONGHORN TRUCK CENTER, LLC
 SITUATED IN THE
 LEVIXON SURVEY, ABSTRACT NO. 389
 CITY OF CEDARDALE, DALLAS COUNTY,
 TEXAS
 ENGINEER PLAN NO. _____

- GENERAL NOTES:**
1. BASIS OF BEARING: THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLAT 26-017.
 2. LOT FRONT DIMENSION IS NOT PERMITTED WITHOUT ENGINEERING SECTION.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE 1,107 FROM A TRACT OF LAND CONTAINING 1,107 ACRES, MORE OR LESS, SITUATED IN THE LEVIXON SURVEY, ABSTRACT NO. 389, CITY OF CEDARDALE, DALLAS COUNTY, TEXAS.
 4. ALL STRUCTURES ON PROPERTY WILL REMAIN ANY FUTURE CROSSING & THE NUMBER OF LOTS PERMITTED BY THIS PLAT IS ONE.

