

## STAFF REPORT

Case Number: 14-SP-07  
**Request:** Amendment to Detailed Site Plan  
**Address:** 14001 Dallas Parkway  
**Lot Size:** 8.813 Acres  
**Petitioner:** TCI Stanford LLC

---

### Existing Conditions:

The applicant, TCI Stanford LLC, owns and manages both buildings located on this 8.8 acre site. The northernmost building is the 13 story office building known as Stanford Office Tower. The southern building is Telos Fitness Center (containing approximately 60,000 square feet). The site is located in Planned Development No. 42, a special PD created for these two buildings. Although the Stanford Office Tower includes an extensive underground parking facility, TCI has a need for 30 more surface parking spaces to serve both visitors to the office building and patrons of the Telos fitness center.

### Site Design:

The proposed amendment to the Detailed Site Plan Site is located on the east side of the site, along a wide parkway fronting the southbound frontage road of the Dallas Parkway. TCI proposes to install 30 new surface parking spaces along this eastern property line. Each of these new parking spaces will be 9 feet wide and 18 feet long. The travelway that serves the shared parking areas of these two building will not be modified. The existing entry points to the site will not be altered. (See Proposed Amendment to the Detailed Site Plan)

### Landscaping and Open Space:

The applicant has agreed to install additional evergreen shrubbery along the eastern edge of this new parking area. In addition to keeping the existing trees along this section of the site, the applicant has agreed to install approximately 13 new trees along this amended parking area. New flower beds will also be added to the southernmost entry point.