

**MEMORANDUM**

**Date:** March 30, 2026  
**To:** City Council  
 Mayor Wil Kennedy, City Council Members  
**From:** Dinh V. Ho, P.E.  
**RE:** Aliana Corporation – Rezoning Amendment for 17.5335 acre  
 Located at Louisiana Street and SH 6  
 Staff’s Summary and Recommendations  
**CC:** Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser

STAFF REPORT	
<b>Request:</b>	Rezoning from Single Family Residential (SF) to Mixed Use Type Specific with Specific Use Permit (SUP) for Flex Space District
<b>Property Location:</b>	15815 Highway 6, Iowa Colony Rosharon, Texas 77583 – City of Iowa Colony ETJ
<b>Property Size:</b>	Approximately 17.5335 acres
<b>Parcel ID:</b>	177377   H.T. & B.R.R. Co. Survey, Abstract 545
<b>Current Zoning:</b>	Partially Single Family Residential / Partially Business Retail
<b>Requested Zoning:</b>	Mixed Use Type Specific (with SUP – Flex Space District)
<b>Applicant:</b>	Brunilda Sotiri, Aliana Corporation LLC
<b>Property Owner:</b>	Hamza Invests Legacy Land LLC
<b>P&amp;Z Hearing:</b>	April 7, 2026
<b>City Council Hearing:</b>	April 20, 2026
<b>Staff Recommendation:</b>	APPROVAL subjection to conditions

## **I. BACKGROUND & PROJECT DESCRIPTION**

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The subject property consists of approximately 17.5335 acres situated along State Highway 6 (SH 6) within the City of Iowa Colony. The applicant, Brunilda Sotiri of Aliana Corporation LLC, has filed an application on behalf of the property owner, Hamza Invests Legacy Land LLC, requesting a zoning amendment from Single Family Residential to Mixed Use Type Specific, accompanied by a Specific Use Permit (SUP) authorizing development of a flex space district.

The proposed development envisions a mixed-use flex space district consisting of up to 56 buildings designed to accommodate a complementary blend of commercial and light industrial activities. The proposed uses include:

1) **RETAIL-FLEX TENANTS**

- a) Personal Care, Beauty & Wellness
- b) Family, Youth, Lifestyle & Education
- c) Fitness, Sports & Recreation
- d) Specialty Retail & Showrooms
- e) Automotive (Non-Mechanical Only)
- f) Pet-Focused Retail & Services
- g) Light Food & Beverage (Non-Hooded)
- h) Experiential Retail

2) **OFFICE-FLEX TENANTS**

- a) Professional & Corporate Offices
- b) Medical & Health (Non-Hazardous)
- c) Creative, Media & Production
- d) Technology, IT & Engineering
- e) Trades, Construction & Field Services
- f) Back-Office & Operational

3) **FLEX INDUSTRIAL (LIGHT INDUSTRIAL / WAREHOUSE / ASSEMBLY NO MANUFACTURING)**

- a) Warehousing, Distribution & Storage
- b) Light Assembly & Fabrication
- c) Vehicle-Related (Strictly Low-Impact)
- d) Environmental & Operational Support
- e) Back-Office Operational

4) **CIVIC, EDUCATIONAL & COMMUNITY USES Warehousing, Distribution & Storage**

- a) Light Assembly & Fabrication
- b) Vehicle-Related (Strictly Low-Impact)
- c) Environmental & Operational Support
- d) Civic and educational facilities

5) **UPDATED PROHIBITED USES**

- a) Heavy manufacturing
- b) Industrial welding/fabrication

- c) Hazardous chemical storage
- d) Truck terminals
- e) Fueling stations
- f) Scrap/recycling yards
- g) Data centers requiring heavy utility loads
- h) Outdoor storage yards
- i) Adult entertainment
- j) Medical waste facilities

\*A detail list is attached.

The applicant represents that the proposed development will have a positive impact on local economic development and community growth within the City of Iowa Colony.

## II. SITE & SURROUNDING CONTEXT

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The subject property is legally described as H.T. & B.R.R. Co. Tract 7-8-9A, containing 17.5335 acres, being out of Lots 7, 8, and 9 of Emigration Land Company Subdivision, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas. The parcel was conveyed to The Wise Family Living Trust under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.

Surrounding Land Uses & Context	
<b>North</b>	State Highway 6 (SH 6) corridor; regional arterial roadway with commercial development
<b>East</b>	Adjacent agricultural and developing planned commercial corridor
<b>South</b>	Oak St (FCR 190); transitional area with mixed residential and undeveloped parcels
<b>West</b>	Continuing SH 6 frontage; commercial and undeveloped land

## III. ANALYSIS & FINDINGS

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### A. Consistency with the Comprehensive Plan

The subject property's location along State Highway 6, a primary commercial corridor within the Iowa Colony area, aligns with the City's long-term land use objectives for mixed-use, employment-generating development along major arterials. The proposed flex space district is consistent with goals to diversify the local tax base, attract commercial investment, and create employment opportunities that serve both current and future residents.

The transition from Single Family Residential to Mixed Use Type Specific is appropriate given the property's highway frontage, acreage, and proximity to intersecting county roads. The SH 6 corridor is

not suited for single-family development at this scale and location, making the current zoning classification inconsistent with the surrounding commercial character.

## **B. Compatibility with Surrounding Uses**

The proposed flex space district is designed as a low-impact mixed-use development. The proposed uses — including boutique retail, professional office, light industrial, wellness, and limited food and beverage — are consistent with uses already established or anticipated along the SH 6 corridor. The non-mechanical automotive and showroom uses are likewise low-impact and compatible with the commercial nature of the area.

The 17.5-acre site provides adequate area to buffer any potential impacts from light industrial and warehouse components from adjacent residential or transitional uses. A well-planned site design with appropriate landscaping buffers, setbacks, and access management will be essential to ensuring long-term compatibility.

## **C. Impact on Infrastructure and Public Services**

Development of the site will require coordination with TxDOT regarding access points along SH 6 and compliance with applicable driveway spacing and turn lane requirements. The applicant should demonstrate that adequate utility capacity exists or can be extended to serve the proposed 56-building development prior to final approval. The site is partially located within the Undine CCN (private utility district). A utility capacity letter will be required to service this site.

Staff recommends that traffic impact analysis (TIA) requirements be confirmed during the site plan review phase to assess the adequacy of adjacent roadway infrastructure, particularly given the volume and mix of proposed uses.

## **D. Economic Development Benefits**

The proposed flex space district represents a significant private investment in the City of Iowa Colony. Mixed-use flex space developments of this type generate sales tax revenue, property tax revenue, and local employment. The applicant's representation that the development will have a positive impact on local economic development and community growth is consistent with staff's assessment of comparable projects in the greater Houston-area market.

## **E. Specific Use Permit (SUP) Considerations**

The granting of a Specific Use Permit for the flex space district provides the City with additional regulatory control over the specific uses, site design standards, and operational parameters of the development. Staff supports this approach as it allows the Commission and Council to impose conditions that protect adjacent property owners and ensure the development is built in a manner consistent with City standards.

Staff recommends that the following conditions be attached to any SUP approval:

- Submission and approval of a detailed site plan prior to the issuance of any building permits, demonstrating compliance with all applicable development standards including setbacks, parking, landscaping, and open space requirements in accordance with the City development standards.
- Completion of a Traffic Impact Analysis (TIA) to the satisfaction of the City Engineer and TxDOT, with any required roadway improvements constructed prior to or concurrent with development.
- Provision of adequate utility service (water, wastewater, drainage) confirmed in writing by the applicable utility providers prior to site plan approval.

- All light industrial and warehouse uses shall be conducted entirely within enclosed buildings; no outdoor storage of materials, equipment, or vehicles shall be permitted except in designated and screened areas as approved on the site plan.
- Signage shall comply with the City's Unified Development Code; a comprehensive sign plan shall be submitted and approved prior to installation of any permanent signage.
- A landscape and screening plan shall be submitted for approval, with particular attention to buffering along the property boundaries adjacent to existing or future residential uses.
- The development shall comply with all applicable City of Iowa Colony noise, lighting, and operational standards to minimize impacts on neighboring properties.

#### **IV. STAFF RECOMMENDATION**

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Based upon the analysis set forth above, City Staff finds that the proposed rezoning from Single Family Residential to Mixed Use Type Specific, together with the issuance of a Specific Use Permit authorizing a flex space district, is consistent with the City of Iowa Colony's comprehensive planning objectives, compatible with the SH 6 corridor's commercial character, and will provide meaningful economic development benefits to the community.

#### **STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS**

Staff recommends that the Planning & Zoning Commission forward a recommendation of APPROVAL to the Iowa Colony City Council for the rezoning of the subject property from Single Family Residential to Mixed Use Type Specific and the granting of a Specific Use Permit for a flex space district, subject to the conditions outlined in Section III(E) of this report and any additional conditions imposed by the Commission.

#### **V. ATTACHMENTS**

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- Application for Amendment to Regulations or to the Official Zoning District Map (dated January 9, 2026)
- Public Hearing Notice – Zoning Amendment and Specific Use Permit (SH 6, 17.5335 Acres)
- Zoning Map Exhibit – Subject Property (Parcel ID 177377)
- Legal Description – H.T. & B.R.R. Co. Tract 7-8-9A, 17.5335 Acres
- Proposed List of Mixed Use Type Specific Uses

**Prepared by:**

Dinh Ho, P.E.

Adico, LLC



# APPLICATION FOR AMENDMENT TO REGULATIONS OR TO THE OFFICIAL ZONING DISTRICT MAP

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 346-395-4528 | FAX: 281-369-0005 | [WWW.IOWACOLONYTX.GOV](http://WWW.IOWACOLONYTX.GOV)

### APPLICANT INFORMATION:

Name: Brunilda Sotiri  
Address: Aliana Corporation LLC  
10701 Corporate Dr.Suite 118 Stafford, TX, 77477  
Phone: [REDACTED]  
Email: \_\_\_\_\_

### OWNER INFORMATION:

Name: Hamza Invests Legacy Land LLC  
Address: 18706 University Blvd, Sugar Land, TX 77479-4346  
Phone: \_\_\_\_\_  
Email: hamza@hamzainvests.com

### DESCRIPTION OF PROPOSED AMENDMENT:

As per City of Iowa Colony, Texas Zoning Map the property area of 17.5335 acre located at 15815 Highway 6, Rosharen Texas 77583 is currently located partially on a single family residential and business retail zoning. The proposed Amendment

includes the whole property to be rezoned as Mixed Used Type Specific including all the list of uses attached with this application. The proposed development will consist on 56 proposed buildings,

part of Mixed Used Type Specific for the attached list of uses. (Refer 002\_Mixed Used Type Specific\_Proposed\_List of uses Document). The proposed development will have positive impact on the local economic development and community growth.

### PROPERTY INFORMATION:

#### Legal Description:

A0545 H T & B R R TRACT 7-8-9A ACRES 17.5335 (Being a tract of land containing 17.5335 acres (763,761 square feet), situated in the H.T. & B. R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as

recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.)

Brazoria County Tax Account Number(s) and Parcel ID No(s).

1. Tax Acct No. \_\_\_\_\_ Parcel ID No. 177377 Current Zoning: Single family residential and business retail zoning \_\_\_\_\_ Requested Zoning: \_\_\_\_\_
2. Tax Acct No. \_\_\_\_\_ Parcel ID No. \_\_\_\_\_ Current Zoning: \_\_\_\_\_ Requested Zoning: \_\_\_\_\_
3. Tax Acct No. \_\_\_\_\_ Parcel ID No. \_\_\_\_\_ Current Zoning: \_\_\_\_\_ Requested Zoning: \_\_\_\_\_
4. Tax Acct No. \_\_\_\_\_ Parcel ID No. \_\_\_\_\_ Current Zoning: \_\_\_\_\_ Requested Zoning: \_\_\_\_\_
5. Tax Acct No. \_\_\_\_\_ Parcel ID No. \_\_\_\_\_ Current Zoning: \_\_\_\_\_ Requested Zoning: \_\_\_\_\_

### SUBMITTAL REQUIREMENTS:

- Application
- Survey/ Metes and Bounds Description
- Fee: Less than 1 acre: \$1,000.00, More than 1 acre: \$2,000.00
- Authorization letter, if applicable
- General plan/site plan, if available

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Brunilda Sotiri

01/09/2026

Applicant Signature and Date

### FOR CITY USE ONLY:

RECEIVED BY: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_ PAYMENT TYPE: \_\_\_\_\_ PROJECT NO.: \_\_\_\_\_

CITY OF IOWA COLONY  
NOTICE OF PUBLIC HEARINGS ON  
ZONING AND SPECIFIC USE PERMIT

To be held on:

Public Hearing, **April 7, 2026, at 6:30 p.m.**  
Public Hearing., **April 20, 2026, at 7:00 p.m.**

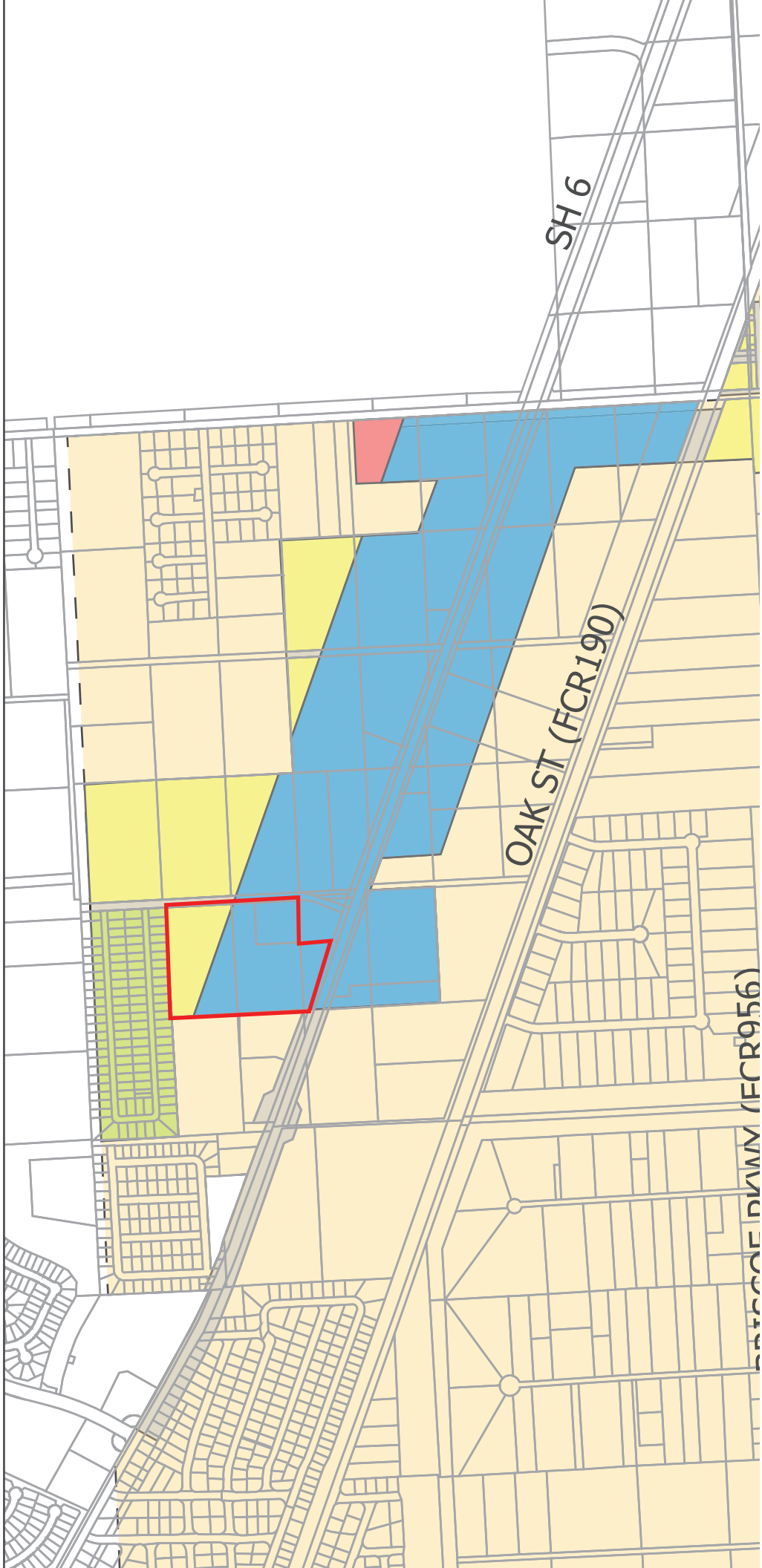
**City Council Chambers**  
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony Planning and Zoning Commission will hold a public hearing at **6:30 p.m.** on **April 7, 2026**, and the Iowa Colony City Council will hold a public hearing at **7:00 p.m.** on **April 20, 2026**, in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

Approximately a tract of land containing 17.5335 acres situated in the H.T. & B.R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.

All interested persons may be heard concerning the proposed action. A copy of the request for this action and a metes and bounds description and map of the property are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at [krosser@iowacolonytx.gov](mailto:krosser@iowacolonytx.gov).

Kayleen Rosser  
Iowa Colony City Secretary



SH 6

OAK ST (FCR190)

S FSCOE DWM (FCR956)

ADDRESS : 15815 HIGHWAY 6  
ROSHARON, TEXAS 77583

CLIENT : ALI HAMZA

TITLE CO : N/A

GF NO : N/A

LENDER : N/A

# A TOPOGRAPHIC SURVEY OF 17.5335 ACRE TRACT

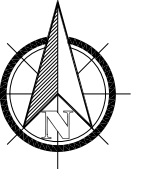
RECORDED UNDER B.C.C.F. NO. 2001000217

OUT OF

LOT 7, 8, AND 9

EMIGRATION LAND COMPANY, SECTION 70

A SUBDIVISION RECORDED UNDER B.C.F.P.R. VOL. 2, PG. 81  
BRAZORIA COUNTY, TEXAS



SCALE:  
1"=50'

SOUTHWOOD SUBDIVISION  
BCPR VOL. 17, PG. 237



LEGEND:  
T.PED. TELEPHONE PEDESTAL  
U.POLE. UTILITY POLE

### FLOOD INFORMATION

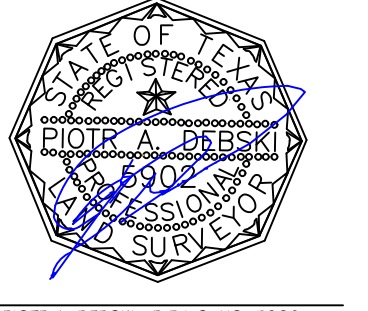
I certify that the Subject Property is NOT located within a 100-year flood plain as presently designated by the United States Corps of Engineers, or as an identified "flood prone area" as defined by the United States Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended. This determination is based upon our finding that the Property lies within Zone "X", as delineated on the Flood Insurance Rate Map, Community Panel Number: 46035C0110Q, Revised December 30, 2020.

### NOTES:

- 1) ALL THE BEARINGS SHOWN HEREON ARE AS PER GPS OBSERVATIONS
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAYBE ENCUMBRANCES, RESTRICTION LINES NOT SHOWN HEREON, AND AFFECTING THE SUBJECT TRACT.
- 3) ALL THE ELEVATIONS SHOWN HEREON ARE IN NAVD 1985 DATUM, 2001 ADJ. AND ARE BASED ON BRAZORIA COUNTY D D NO. 4 RACKS8-1. ELEVATION=59.11'

PIOTR A. DEBSKI  
15407 STABLE OAK DR.  
CYPRESS, TX 77429  
832-978-6760  
piod@sbglobal.net

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.



PIOTR A. DEBSKI, P.E. License No. 5902  
Exp. 09-02-27  
DATE: SEPTEMBER 06, 2025

K:\Aliana\Corp\Dropbox\ALC\2559-FlexSpace-Roth\_Hamza\15659 Hwy 6, Rockham, TX 75583\200 CAD\235-ARC\235W\Work\001\_BLDG-A1\ARC-102 SH 01\_Rev\_0\_10Dec25\_(SITE PLAN).dwg Version Saved On: Sat, Dec 27, 2025



AREA CALCULATION			
DESCRIPTION	SQFT. AREA	ACRE	PERCENTAGE FROM PROPERTY
BUILDING FOOTPRINT	2,62,620	6.03	34.36
CONCRETE PAVEMENT	2,56,034	5.88	33.52
LANDSCAPE	1,55,012	3.56	20.30
RETENTION POND	90,100	2.07	11.80
<b>TOTAL SQ.FT.</b>	<b>7,63,766</b>	<b>17.53</b>	<b>100.00</b>

<b>TOTAL PROPERTY AREA</b>	<b>7,63,766</b>	<b>17.53</b>
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BLDG NUMBERS AND TYPES					
BUILDING TYPE	BUILDING SIZE (sq ft)		AREA (sq ft)	BLDG NUMBERS	NUMBER OF BLDG
	WIDTH	LENGTH			
A-1	60	80	4800	1,5,29,14,30,34,09,52,56	9
A-2			4800	4,26,13,17,33,07,51,55	8
A-3			4800	3,27,12,16,32,50,54	7
A-4			4800	2,26,15,31,08,49,53	7
B-1	60	75.5	4530	35,46	2
B-2			4530	36,39,47,44	4
B-3			4530	37,40,43,46	4
B-4			4530	38,41,42,45	4
C-1	60	76.5	4590	18,25	2
C-2			4590	19,24	2
C-3			4590	20,23	2
C-4			4590	21,22	2
D-4	55	80	4400	11	1
E-4	58	80	4640	6,10	2
<b>TOTAL</b>					<b>56</b>

- NOTES
- 1 ALL SCALE ARE FOR ARCH D (24X36) PAPER. USED SCALE BAR FOR ALL OTHER PAPER SIZES
  - 2 ALL DIMENSIONS ARE IN FEET AND INCHES WITH 1/16TH INCH ACCURACY
  - 3 CONTRACTOR/FABRICATOR TO VERIFY WITH ALIANA FOR ANY INCONSISTENCIES FOUND IN DRAWINGS

REFERENCE DRAWINGS			REVISIONS				
DWG #	DESCRIPTION	REV	DESCRIPTION	DRAWN	CHKD	APPD	DATE
		0	ISSUED FOR APPROVAL	AT	NS	NDH	10Dec25



**ISSUED FOR APPROVAL**  
NOT FOR CONSTRUCTION

**ALIANA CORPORATION LLC**  
ENGINEERING SERVICES AND GENERAL CONTRACTING  
10701 CORPORATE DR. SUITE 118, STAFFORD TX, 77477  
Tel: (832) 351-2066, dave.naqvi@alianacorp.com, www.alianacorp.com

CLIENT NAME / LOGO  
**HAMZA INVESTS LEGACY LAND LLC.**  
18706 University Blvd, Sugar Land, Texas 77479-4346  
CLIENT PROJECT REF: 000-00-000

DRAWN BY	AT	10Dec25
CHECKED BY	NS	10Dec25
APPROVED BY	NDH	10Dec25
PROJECT NO	000-00-000	

PROJECT NAME / ADDRESS  
**FLEX SPACE DEVELOPMENT**  
15815 Highway 6, Texas 77583

DRAWING TITLE: **SITE PLAN**

DRAWING NO: **ARC-102** SHEET NO: **01** REV: **0**

THIS DRAWING IS THE PROPERTY OF ALIANA CORPORATION LLC. AND IS NOT TO BE REPRODUCED CHANGED OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT PRIOR WRITTEN APPROVAL AND CONSENT OF ALIANA CORPORATION LLC.

Dec 27, 2025 - 11:59am

ARC-102 SH 01\_Rev\_0\_10Dec25\_(SITE PLAN) ---

# MASTER TENANT LIST FLEXSPACE DISTRICT

Retail Flex • Office Flex • Flex Industrial • Civic/Educational • Updated Prohibited Uses

## 1. RETAIL-FLEX TENANTS

*(Customer-facing, light-service, boutique retail, wellness, and experiential users. Ideal for frontage buildings.)*

### A. Personal Care, Beauty & Wellness

Nail salons

Hair salons & barbershops

Lash studios/brow studios

Waxing & sugaring boutiques

Medspa (non-surgical)

Botox & aesthetics clinics (injection-only)

Massage therapy

Chiropractic studios

Physical therapy (customer-facing)

Cryotherapy centers

Float therapy / sensory deprivation studios

Holistic wellness centers (acupuncture, naturopathy, etc.)

Weight-loss clinics

IV drip therapy centers

Tanning studios

Hearing aid sales & fitting centers

Speech/audiology clinics

## **B. Family, Youth, Lifestyle & Education**

Daycare / micro-daycare

After-school programs

Tutoring centers (Kumon, Mathnasium, etc.)

STEM/Robotics learning centers (Code Ninjas, Snapology)

Music lesson academies (multi-room)

Language schools

Homeschool co-op centers

Children's activity gyms

## **C. Fitness, Sports & Recreation**

Boxing gyms

MMA studios

CrossFit gyms

Pilates / yoga / barre studios

HIIT & functional fitness studios

Dance academies

Cheer gyms

Gymnastics micro-centers

Baseball/softball batting cage facilities

Indoor turf training centers

Rock climbing studios

Basketball training centers

Golf and virtual golf simulators

Personal training studios

Sports performance academies

## **D. Specialty Retail & Showrooms**

- Furniture showrooms
- Home décor stores
- Lighting showrooms
- Flooring/tile/carpet showrooms
- Kitchen & bath remodel studios
- Closet & storage system showrooms
- Appliance retail showrooms
- Electronics resale & repair shops
- Camera equipment stores
- Musical instrument shops
- Uniform & medical scrubs stores
- Party/event décor & balloon design studios
- Sewing/quilting stores
- Antique/vintage stores
- Hobby & collectibles shops
- Craft retail

## **E. Automotive (Non-Mechanical Only)**

- Car detailing studios
- Ceramic coating
- Paintless dent repair
- Window tinting
- Vinyl wrap + wrap printing
- Car photography studios
- Exotic car rental offices
- Chauffeur/limo fleet offices
- Collector car storage (showcase storage only)

## **F. Pet-Focused Retail & Services**

- Pet grooming studios
- Dog training centers
- Pet daycare playrooms
- Small pet boarding (indoor)
- Pet supplies retail stores

## **G. Light Food & Beverage (Non-Hooded)**

- Meal prep businesses
- Coffee roasting studios
- Smoothie/juice pickup spots
- Packaged food retailers
- Bakery pickup locations
- Catering pickup (light prep only)

## **H. Experiential Retail**

- Escape rooms
- VR gaming centers
- Art workshop studios
- Pottery studios (electric kilns only)
- Maker/DIY class studios
- Creative class rooms (painting, sculpting)

## **2. OFFICE-FLEX TENANTS**

*(Professional services, corporate operations, technology, creative, back-office, and trade-service users. Ideal for mid-site buildings.)*

### **A. Professional & Corporate Offices**

- Real estate brokerages
- Real estate development offices
- Property management firms
- Insurance agencies
- Claims processing centers
- CPA/accounting firms
- Law offices
- Title companies
- Mortgage brokerages
- Appraisers
- Corporate regional HQ
- Franchise HQ offices
- Construction estimating firms
- Environmental consulting firms
- Geotechnical soil sample offices (storage-only)

### **B. Medical & Health (Non-Hazardous)**

- Optometry offices (no lab)
- Dietician & nutrition coaching
- Counseling/therapy offices
- Sports rehab centers
- Speech therapy
- Occupational therapy
- Telehealth recording studios
- Medical billing offices

## **C. Creative, Media & Production**

- Photography studios
- Videography agencies
- YouTube content studios
- Podcasting studios
- Animation studios
- Sound engineering labs
- Graphic design agencies
- Print-on-demand operations
- Apparel design & small merch production
- Film/editing studios

## **D. Technology, IT & Engineering**

- IT support companies
- Managed service providers (MSPs)
- Software development teams
- App development offices
- Cybersecurity firms
- Robotics micro-offices
- Drone operations companies
- Fiber installation companies
- AV design/integration contractors
- Electronics R&D labs (light-duty)

## **E. Trades, Construction & Field Services**

- General contractors
- Homebuilders
- Roofing companies
- HVAC contractors
- Plumbing contractors
- Electrical contractors
- Solar installers
- Low-voltage integrators
- Security alarm monitoring firms
- Restoration/remediation (non-hazardous)
- Pest control offices
- Landscape companies (office + tools)
- Masonry contractors
- Fencing companies
- Pool service companies
- Irrigation service companies
- Water softener service companies
- Flooring installers
- Window/door installers

## **F. Back-Office & Operational**

- Call centers
- Call center overflow offices
- Operations control hubs
- Franchisee training centers
- Contractor bullpen shared spaces
- Dispatch offices
- Supply-chain administrative offices

### **3. FLEX INDUSTRIAL (LIGHT INDUSTRIAL / WAREHOUSE / ASSEMBLY NO MANUFACTURING)**

*(Low-impact warehouse, storage, distribution, assembly, and light fabrication users for rear-site buildings.)*

#### **A. Warehousing, Distribution & Storage**

- E-commerce fulfillment centers
- Amazon DSP micro-bases
- 3PL micro-centers
- Parcel sorting (low volume)
- HVAC/plumbing/electrical supply depots
- Light equipment rental warehouses
- Seasonal décor warehousing
- Craft supply warehouses
- Medical supply distribution (non-hazardous)
- Document storage centers
- Route operator hubs (Pepsi, Frito-Lay type, small scale)
- Vending machine operator hubs
- Wine storage
- Collector car storage
- Indoor boat/RV storage
- Nonprofit distribution & food pantry staging (dry goods)

#### **B. Light Assembly & Fabrication**

- Solar panel staging/assembly
- Window blinds/shutters assembly
- Packaging & kitting centers
- Promotional product assembly
- CNC woodworking (small scale)
- Laser engraving studios
- Electric kiln pottery production
- 3D printing labs
- Electronics repair & refurbishment
- Small appliance refurbishment

- AV equipment assembly
- Water filtration assembly
- Air filtration assembly
- Green energy micro-assembly
- Knife sharpening studios (non-industrial)
- Trailer graphics/branding

### **C. Vehicle-Related (Strictly Low-Impact)**

- Fleet staging for service vans
- Vehicle photo studios
- Light reconditioning (no mechanical)
- Vehicle vinyl printing
- Motorcycle storage

### **D. Environmental & Operational Support**

- Water testing labs (non-hazardous)
- Air quality testing labs
- Environmental consulting storage
- Disaster response contractor staging
- Tree trimming companies (tool storage only)
- Portable sign rental storage
- Small scaffolding rental (indoor-only)

## **4. CIVIC, EDUCATIONAL & COMMUNITY USES**

Nonprofit administrative offices

Nonprofit warehouse hubs

First responder / EMS training

Trade school annexes (classroom only – HVAC/electrical theory rooms)

Adult education centers

Language schools

Testing centers

Workshop/training seminar rooms

Small churches or ministry offices

Community outreach centers

## 5. UPDATED PROHIBITED USES

These uses will **NOT** be permitted anywhere on the site:

- Heavy manufacturing
- Industrial welding/fabrication
- Hazardous chemical storage
- Truck terminals
- Fueling stations
- Scrap/recycling yards
- Data centers requiring heavy utility loads
- Outdoor storage yards
- Adult entertainment
- Medical waste facilities