

Building & Site Suitability Checklist

- Favorable Market Analysis
- Proximity to Industrial Parks
- Proximity to Like Businesses
- Proximity to Freight Rail
- Proximity to Airport
- Favorable Traffic Counts
- Consistent with Thoroughfare Plan
- Consistent with CLUP
- Consistent with Zoning
- Platted Appropriately
- Easements , Visibility Triangles, & Other Encumbrances
- Floodplain and Flood Proofing
- Timed with CIP Projects
- Timed with EDC Projects
- Timed with Bond Election Projects
- Adequate Water Main Size, Location, Profile, & Pressure
- Adequate Sewer Main Size, Location, & Profile
- Proximity to Fire Hydrant(s) & Adequate Fire Flow
- Looped Water Mains & Fire Lines
- Adequate Roadway Access & Fire Lanes
- Frontage to TxDOT Controlled Roadway
- Drive Approach Spacing & TxDOT Approval (if necessary)
- Presence of Required Curb and Gutter
- Presence of Required Sidewalks
- Presence of Required ADA Accessibility - Exterior
- Adequate Street Lights
- Adequate Franchise Utilities
- Adequate Storm Sewer System
- Soil Analysis Appropriate for Foundation & Landscape Plans
- Encumbrances due to Topography
- Proximity to Parkland, Recreation Facilities, Hike & Bike Trails
- Proximity to Grocery Stores & Retail
- Proximity to Public Transportation
- Proximity to Employment
- Adequate Setbacks, Buffers, and Other Dimensional Controls
- Adequate Visibility for Signs and Main Entrances
- Adequate Parking , Parking Lot Landscaping & Design
- Adequate Fire Suppression Systems & Construction Methods
- Structural Engineer Inspection (Framing & Foundation)
- Private Building Inspection Prior to Purchase
- Adequate Emergency Exits
- ADA Accessibility – Interior
- Adequate Mechanical, Electrical, & Plumbing
- Adequate Energy Efficiency
- Adequate Weather Proofing
- Presence of Asbestos & Mitigation (as necessary)
- Environmental Assessment, Prior Land Uses & Tenants
- Water Account & Code Violation History & Police Reports