



6/13/2025

City of Schertz
Planning and Community Development
1400 Schertz Parkway
Schertz, TX 78154

Home Depot Schertz – Wall Sign Size Waiver Request

Home Depot is proposing to build a new retail store in Schertz, TX. The Site Certification Package for this project has been submitted with the assigned reference number PLSPC20240209. This project is part of the Schertz Station Planned Development District (PDD). For this PDD, the City of Schertz Unified Development Code (UDC) adopted in June 2025 allows for wall sign size to be up to 100 SF plus an additional 100 SF because The Home Depot building is over 100,000 SF, resulting in a maximum wall sign area of 200 SF per building façade (Article 11 Sec. 21-11-9).

The Home Depot is proposing four wall signs that total approximately 580 SF on the front building façade. The 580 SF proposed is larger than the 200 SF allowed by code. Because of this, The Home Depot is requesting a waiver to increase the maximum sign area allowance from 200 SF to 580 SF for the building façade facing Station Road or IH-35.

Home Depot is requesting a waiver to increase the wall sign size due to the following reasons:

- The front building façade is 580' long and 37' tall with an approximate front area of 21,460 SF and will need a larger sign than the code allows. The total proposed wall sign square footage (580 SF) only covers 2.7% of the building front façade area.
- The Home Depot proposed store is in the Schertz Station PDD as a commercial land use and will be surrounded by other commercial land uses. No residential land uses are adjacent to the Home Depot property. The nearest residential land use is approximately 1500 feet away and does not face the Home Depot building façade with the proposed wall signs.
- The Schertz Station PDD is directly adjacent to the Interstate-35 frontage road. The UDC allows for wall sign size increases if the property is adjacent to an interstate. The Home Depot is part of the Schertz Station PDD and is requesting a wall sign size due to the proximity to the interstate.

Attachments:

- Site Plan
- Wall Sign Plan
- Project Location Exhibit

Please reach out if you have any questions.

Thank you,

A handwritten signature in black ink that reads "Austin Edelen". The signature is written in a cursive, flowing style.

Austin Edelen, PE

Kimley-Horn & Associates

Site Development Coordinator Team for The Home Depot, Inc.

SIGN CODE WAIVER JUSTIFICATION FORM UDC 21.11.15:

The Planning and Zoning Commission may authorize waivers from the provisions of this Article when, in its opinion, undue hardship will result from requiring strict compliance. In granting a waiver, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary or desirable to the public interest. Please answer the following questions below.

1. Description of waiver request and Unified Development Code (UDC) section the project or request is from:

Home Depot is proposing to build a new retail store in Schertz, TX. This project is part of the Schertz Station Planned Development District (PDD). For this PDD, the City of Schertz Unified Development Code (UDC) adopted in June 2025 allows for wall sign size to be up to 100 SF plus an additional 100 SF, because The Home Depot building is over 100,000 SF, resulting in a maximum wall sign area of 200 SF per building façade (Article 11 Sec. 21-11-9). The Home Depot is proposing four wall signs that total approximately 580 SF on the front building façade. Because of this, The Home Depot is requesting a waiver to increase the maximum sign area allowance from 200 SF to 580 SF for the building façade facing Station Road or IH-35.

2. Does the requested waiver violate the intent of the Unified Development Code or deprive the applicant of right commonly enjoyed by other properties in the same zoning district that comply with the same provisions? (YES/NO) Explain:

No it does not violate intent of code. Code intends for buildings near interstate to have larger signs and for large buildings to have larger signs. The front building facade is 580' long and 37' tall with an approximate front area of 21,460 SF. The total proposed wall sign square footage (580SF) only covers 2.7% of the building front facade area.

3. Do special conditions or restricted access, shape, topography, or physical features exist that are irregular to the subject parcel of land and not applicable to other parcels of land in the same zoning districts? (YES/NO) Explain:

Proximity to interstate without being directly adjacent. Parcels directly adjacent are allowed to increase sign size. HD is near but not directly adjacent and is therefore not allowed by code to increase wall sign size. The HD parcel is larger than other commercial parcels and is therefore, farther away from public ROW and roadways. Because of this, HD needs a larger sign to be visible to drivers.

4. Would granting this waiver be detrimental to the public welfare or injurious to the value of property in the vicinity? (YES/NO) Explain:

Granting this waiver would not be detrimental to the public welfare or injurious to the value of property in the vicinity because we are still adhering to the code section regarding materials of the sign, overall design, number of signs, etc. The increase in wall sign will only help customers see the location of the main store, garden center, lumber canopy, and tool rental area. HD is part of a commercial PDD and all surrounding properties are commercial land uses.