



PARKS AND RECREATION DEPARTMENT

110 Golf Course Road  
New Braunfels, TX 78130  
830.221.4350 (o)  
830.608.2162 (f)  
[www.nbtexas.org/parks](http://www.nbtexas.org/parks)

Special Use Permit – PZ-18-012

Walnut Mini-Storage – PZ-18-012

This property is adjacent to the County Line Memorial Trail. This is an active multi-use trail. It is important to maintain a scenic view and pleasant experience for trail users.

PARD has reviewed the proposed use of the property and the suggestions provided by the owner. Please see PARD comments below.

1. PARD requests approximately 15-20' of buffer (green space) from the building property and the hike and bike trail. As proposed PARD supports the larger side set-back from the mini-storage buildings A, D and E to the trail/city's property to maintain a trail-like experience.
2. The proposed rear set-back of 5' is sufficient for PARD because the area adjacent is not directly accessing the hike and bike trail but the tree grove.
3. PARD supports the planting of trees to the perimeter of the property particularly the area adjacent to the hike and bike trail, however requests the planting of trees every 20-25' and that these be irrigated. The request is in line with the current tree grove along the trail in order to maintain continuity and preserve the scenic-like experience for trail users. Irrigation will ensure successful tree planting and preserve the life of the trees over time. Additional tree should be added to narrower areas of the trail, near building A.
4. The County Line Memorial Trail does not have lighting. Lighting is not a necessary feature for the trail. PARD has no objections if the property owner chooses to add lights on the exterior of the buildings facing the trail property.
5. The property will include one dwelling unit and is subject to the 2006 Park Land Dedication requirements of \$100 (fee in-lieu-of-land) and \$500 (park development). A total of \$600 will be due at time of recordation or before the construction permit is issued.

If you have any questions please contact Ylida Capriccioso, Park Development Manager at 830-221-4358 or [ycapriccioso@nbtexas.org](mailto:ycapriccioso@nbtexas.org)