

**CITY OF FREEPORT  
PLANNING COMMISSION  
Tuesday, March 21, 2017 6:00 P.M.  
Freeport Police Department, Municipal Courtroom  
430 North Brazosport Boulevard  
Freeport, Texas**

**AGENDA**

Eddie Virgil, Chairman  
Cindy Cain  
Lesa Girouard

Sandra Loeza  
Johnathan Sublet

NOTICE is hereby given that the Planning Commission of the City of Freeport, Texas will meet in a regular meeting on **Tuesday, March 21, 2017 at 6:00 P.M.** at the Freeport Police Department, Municipal Courtroom, and 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

1. Open Meeting.
2. Invocation.
3. Consideration of approving the minutes of February 02, 2017. p1- p2
4. Discuss and consider approving a Proposed Plat of Willowbreeze Farm a Subdivision of 22.943 acres out of a 73.33 acre tract being the same tract conveyed to Llama Llama LLC. A Texas limited liability company as recorded in clerk's file no. 20016-033631 of the official records of Brazoria County, Texas William McDermott survey abstract 341 Brazoria County, Texas February 2017
5. Discuss and consider the rezoning of the following property 1003 North Ave B Lot 13,14,15 Block 670 Velasco Town site City of Freeport, Brazoria County Texas according to the map or plat thereof recorded in volume 32, page 14 of the Deed records of Brazoria County Texas p3-p7
6. Discuss and consider amending the definition of Recreational vehicle contained in section 120.01 of the Code of Ordinances of said City p8-p11
7. Discuss and consider the need for a left turn lane to Yaupon from Second Street west bound traffic of said City. p12
8. Discuss and consider the proposed ordinance for a new PUD-2 Zoning District.  
P13-p20

9. Discuss and consider approving a proposed re-plat of Jay Haynie a Subdivision 5.983 acre tract known as lot 2 and a 0.998 acre tract known as lot 1 the residual of a called 7.00 acre tract, recorded in County Clerk's file no, 16-006568 both of the Brazoria county official records in the W. & T. Alley survey abstract 2 Brazoria County, Texas March 2017

10. Adjourn.

NOTE: ITEMS NOT NECESSARILY DISCUSSED IN THE ORDER THEY APPEAR ON THE AGENDA. THE PLANNING COMMISSION, AT ITS DISCRETION, MAY TAKE ACTION ON ANY OR ALL OF THE ITEMS LISTED.

I, Delia Munoz, City Secretary, City of Freeport, Texas, hereby certify that this Agenda was posted on the official bulletin board/glass door of City Hall facing the rear parking lot of the building with 24-hour access at 200 West 2<sup>nd</sup> Street, Freeport, Texas on or before **Friday, March 17, 2017 at 5:00 P.M.**

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Delia Munoz, City Secretary  
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the Planning Commission & Traffic Commission of the City of Freeport met on Tuesday, February 02, 2017 at 6:00 p.m. at the Freeport Police Department, Municipal Court Room, 430 North Brazosport Boulevard, Freeport Texas for the purpose of considering the following agenda items:

Planning Commission:                    Eddie Virgil – Chairman  
    Johnathan Sublet – Absent  
    Lesa Girouard  
    Cindy Cain  
    Sandra Loeza -Absent

Staff:    Oscar Arevalo, Building Official  
    Nat Hickey, Property Manager  
    Yvette Ruiz, Building Secretary

Visitors:                                        Simon Virgil

Open Meeting.

Eddie Virgil called the meeting to order at 6:00 p.m.

Invocation.

Eddie Virgil offered the invocation.

Consideration of approving the minutes of January 24, 2017

On a motion by Lesa Girouard, seconded by Cindy Cain, with all present voting “Aye”, the Planning Commission unanimously approved the minutes of January 24,2017.

Discuss and consider correcting proposed plat of ( Willowbreeze Farm)

A Subdivision out of a 73.33 acre tract being the same tract conveyed to Llama Llama LLC, a Texas Limited Liability Company as recorded in Clerk’s File No.20016-033631 of the official records of Brazoria County, Texas William McDermott Survey Abstract 341, Brazoria County, Texas January 2017.

Removed from agenda

Discuss and consider approving a re-plat of (Freeport Christian Center) Lots 2 thru 8 of Velasco Heights Annex, A. Calvit League, Abstract No. 49, Freeport, Texas.

On a motion by Lesa Girouard, seconded by Cindy Cain, with all present voting "Aye", the Planning Commission unanimously

Approved a re-plat of (Freeport Christian Center) Lots 2 thru 8 of Velasco Heights Annex, A. Calvit League, Abstract No. 49, Freeport, Texas.

Adjourn

Eddie Virgil adjourned the meeting at 6:15 p.m.

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Eddie Virgil, Chairman  
City of Freeport, Texas

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Yvette Ruiz, Building Secretary  
City of Freeport, Texas

**ZONE or RE-ZONE REQUEST**

Such request shall be in written form to the Chairperson of the Freeport Planning Commission, 200 West 2nd Street, Freeport, Texas 77541. Additional pages may be attached, along with any information, documentation, photographs, etc., which you deem necessary. Your request will be placed on the next regular agenda of the Planning Commission, the 4th Monday of the month, 6:00 p.m., Council Chambers, Police Department building, Brazosport Blvd, Freeport.

I, (please print) Elda Judith Sanders whose address is 1003 N Avenue B  
Freeport TX 77541 and whose telephone number is 979-299-2118

request the rezone of the following property (location, legal description or situs address) which I own:

1003 N Avenue B  
Lot 13, 14, 15, Block 670 Velasco Townsite

for the following reason(s):

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(attach additional pages if necessary)

Signed: \_\_\_\_\_ (date) \_\_\_\_\_ 200\_\_.

## RE-ZONE REQUEST

21 February 2017

I, Elda Judith Sanders whose address is 1003 N. Avenue B, Freeport Texas, 77541 and whose telephone number is 979-299-2118 request the rezone of the following property which I own:

1003 N AVENUE B  
LOT13, 14, 15, BLOCK 670 VELASCO TOWNSITE

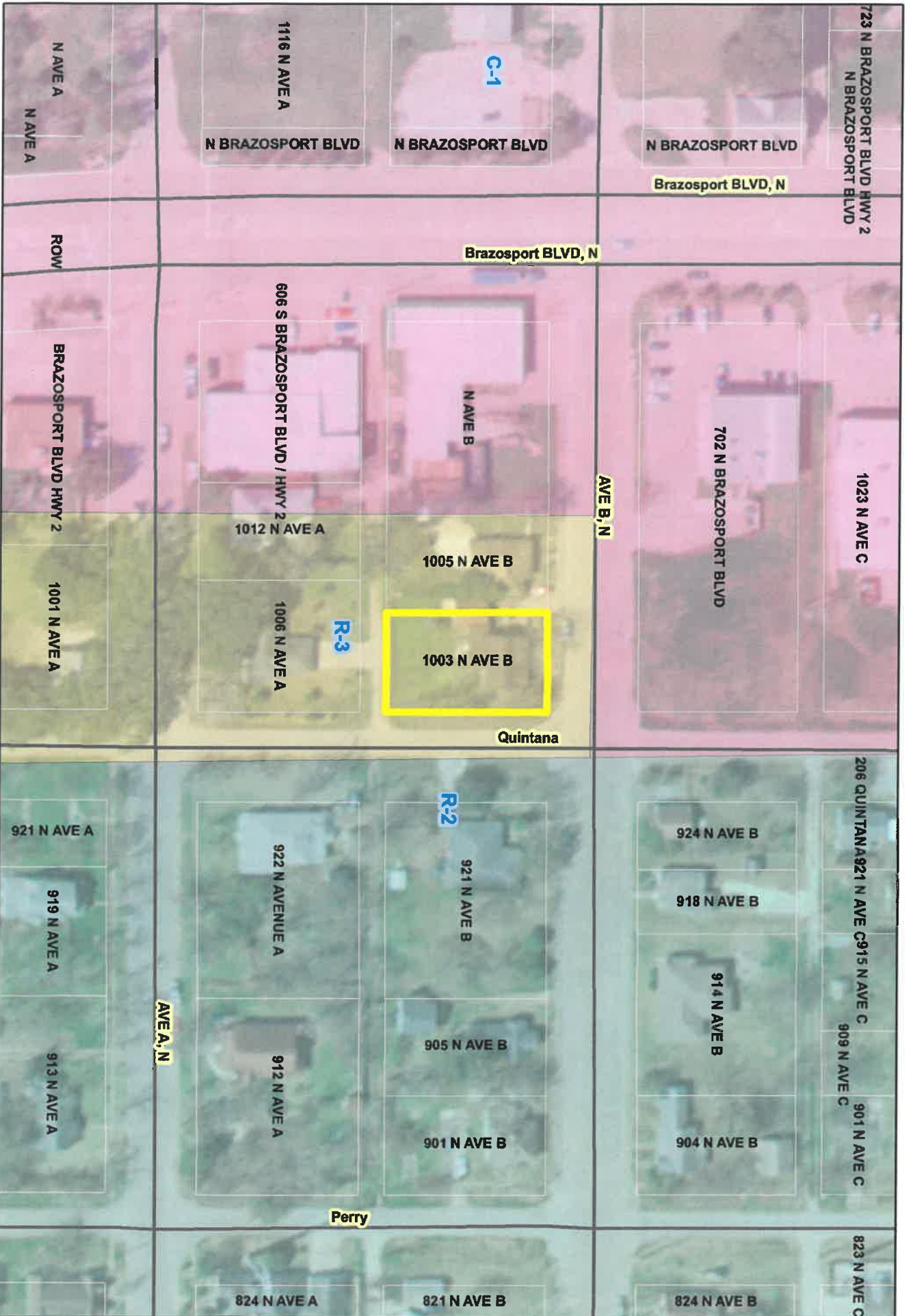
for the purpose of opening a new restaurant-type business. This business's main menu item will be the authentic street taquito just as it's prepared and served in the border towns of Brownsville, TX and Matamoros, Mexico, along with other menu items. We first began entertaining the idea last summer during one of our family gatherings. The more we talked about it, the more concrete it became; we finally decided to go ahead and move forward. As we feel confident of the success of this business, we also have future plans of building a new building and removing the current one.

I understand that my property is currently restricted to being a family home and so are surrounding properties; however, its proximity to a main highway with large amounts of traffic makes it very appropriate for this purpose. Additionally, our area has been growing so much and so fast, I strongly believe that change is inevitable. So, I ask that you please, carefully consider the positive change that approving this request will bring to our city and our community. I've also considered some concerns that my neighbors might have such as noise, additional traffic and safety; please be assured that I will work with them and do what I can to address their concerns.



Elda Judith Sanders  
Ph: 979-299-2118  
Email: gomeze.judith@gmail.com

# Zone Map - 1003 North Ave. B



GOMEZ



20' ALLEY

N 56° 56' W 77.00

SET 1/2" FROM ROAD

SET 1/2" ON ROAD



POWER LINES SERVICE POLE

4' Walkway

H1

H2

SERVICE POLE

(97)042361 FILE # OFFICIAL RECORDS

N 33° 04' E 125.00

CHAIN LINE FENCE

Bathrooms

Kitchen

Existing Garage (Storage) 24.4

Staff area

Existing Driveway 26.3

Dining ONE STORY FRAME PORCH ON CONCRETE BLOCKS

Exit

Entrance 4' 1"

Open deck 5

Ramp 4' 32'

SET 1/2" ON ROAD

CONC. WALK

CONC. WALK

CONC. WALK

CONC. DRIVE (CHAPED)

END 1/2" FROM ROAD

END 60" FROM WALK

S 56° 56' E 77.00

REFERENCED TO BEING

END 1/2" FROM DRIVE

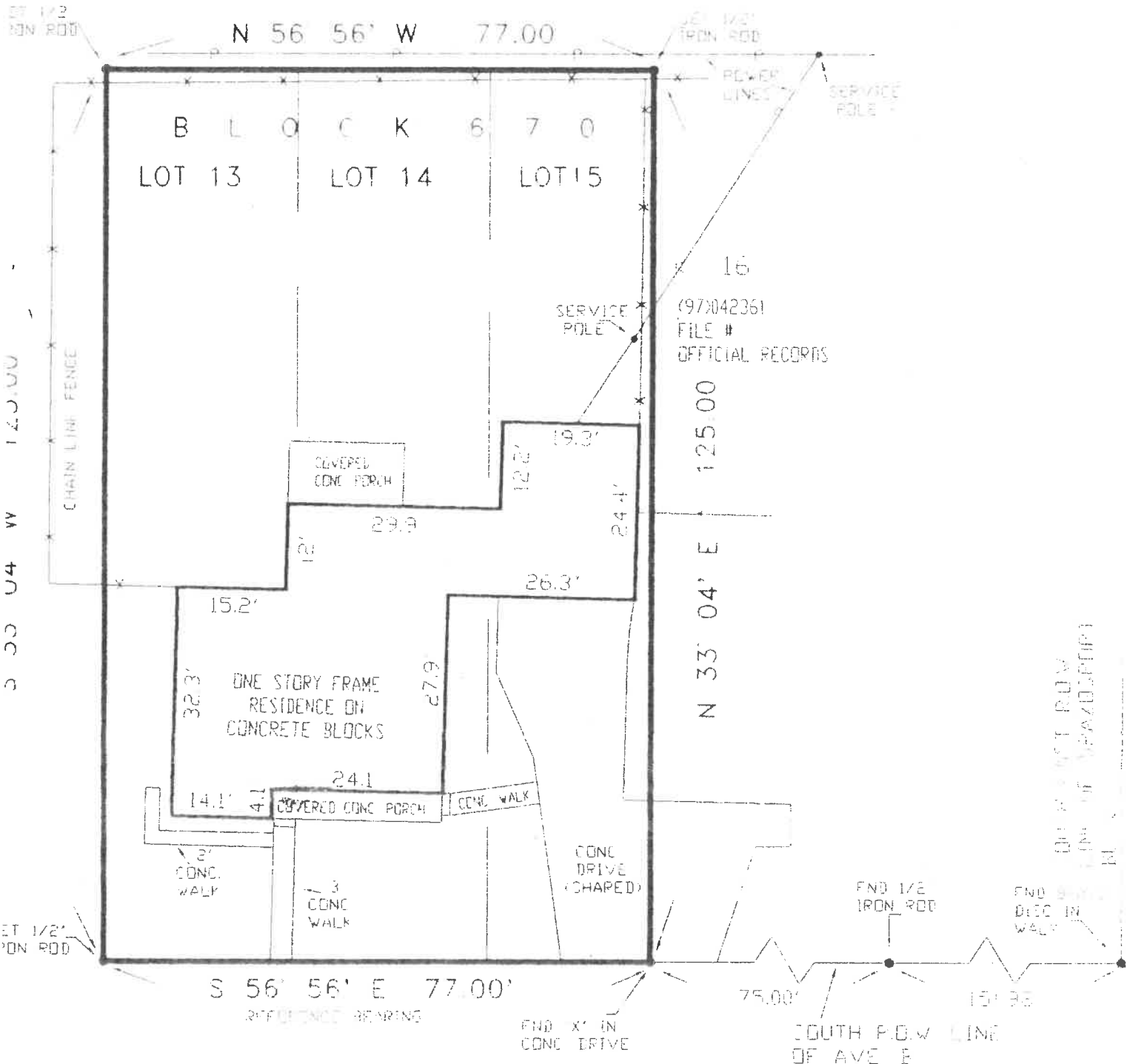
SOUTH SIDE LINE OF AVE B

WITH LAST ROW LINE OF BRAZOSPORT



GOMEZ

12	11	10	9
(88)596/54 OFFICIAL RECORDS	(88)591/54 OFFICIAL RECORDS	(88)591/54 OFFICIAL RECORDS	(88)596/54 OFFICIAL RECORDS





Norma Moreno Garcia  
Mayor

Jeff Pynes  
Chief Executive Officer  
City Manager

February 28, 2017

Re: Revision to Recreational Vehicle Park Ordinance

Gilbert Arispe  
Assistant City Manager

To Planning and Zoning Commission:

A request was submitted to City Council on February 6, 2017 to allow Park Model Recreational Vehicles at the Freeport RV Park in Freeport, Texas. These recreational vehicles meet all the ordinance requirements for an RV except for the section in the definition of RVs stating that a permit from the Texas Department of Transportation is not required to move an RV on a highway.

City Council directed staff to amend the RV ordinance to allow the Park Model Recreational Vehicles in RV Parks in the City of Freeport. The ordinance has been revised and is attached to this memorandum for review and approval by the Planning and Zoning Commission prior to being presented to City Council.

Respectfully,



Oscar Arevalo, CBO, Building Official.



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF FREEPORT, TEXAS, CONTAINING A PREAMBLE; AMENDING THE DEFINITION OF RECREATIONAL VEHICLE CONTAINED IN SECTION 120.01 OF THE CODE OF ORDINANCES OF SAID CITY TO ADD THERETO A PROVISION THAT ANY RECREATIONAL VEHICLE MORE THAN TEN (10) YEARS OLD WHICH IS USED OR OPERATED WITHIN THE CITY MUST BE INSPECTED BY THE BUILDING OFFICIAL AND CERTIFIED TO BE SAFE FOR HUMAN OCCUPATION; PROVIDING THAT ANY PERSON VIOLATING CHAPTER 120 OF SAID CODE, AS AMENDED BY THIS ORDINANCE, SHALL BE GUILTY OF A MISDEMEANOR AND ASSESSED A FINE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10.99 OF SAID CODE OF ORDINANCES; PROVIDING THAT EACH DAY ANY SUCH VIOLATION OCCURS AND EACH DAY ANY SUCH VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE; CONTAINING SAVINGS CLAUSES; CONTAINING A SEVERANCE CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS DESCRIPTIVE CAPTION HAS BEEN PUBLISHED TWICE IN THE BRAZOSPORT FACTS.

WHEREAS, the City of Freeport, Texas, ("the City") is a "Home Rule City" and a "Home Rule Municipality" lying and situated in Brazoria County, Texas, as described in and defined by Section 5, Article XI of the Constitution of Texas and Section 1.005 of the Local Government Code of Texas, respectively; and,

WHEREAS, Chapter 214 of the Local Government Code of Texas and Sections 2.01, 2.02 and Item (u) of Section 3.07 of the Home Rule Charter of the City authorize the City Council thereof to adopt the provisions of this Ordinance; and,

WHEREAS, the City Council of the City has determined and do here now declare that the adoption of this ordinance is necessary to the health, safety and general welfare of the inhabitants of said City and persons using the public streets therein situated.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
FREEPORT, TEXAS:

First, the definition of Recreational Vehicle contained in Section  
120.01 of the Code of Ordinances of the City is hereby amended to read:

"RECREATIONAL VEHICLE. A vehicular type unit primarily designed as temporary living quarters for recreational camping or travel use that either has its own motive power or is mounted on or towed by another vehicle. Provided, however, any recreational vehicle more than ten (10) years old kept or operated within the City must be inspected by the Building Official and certified to be safe for human occupation. The basic entities are travel trailers, camping trailers, truck campers, and motor homes. A RECREATIONAL VEHICLE is not a mobile home or a HUD-code manufactured dwelling as defined in this chapter."

Second, any person violating Chapter 120 of the Code of Ordinances of the City, as amended by this ordinance, shall be guilty of a misdemeanor and upon conviction there for assessed a fine as prescribed in Section 10.99 of said Code; and each day such violation occurs and each day any such violation continues shall constitute a separate offense.

Third, no offense committed and no fine, forfeiture or penalty incurred prior to the effective date of this ordinance is to be affected by the adoption of this ordinance but the punishment for any offense committed and the recovery of any fines or forfeitures incurred prior to such date shall take place as if this ordinance had not been adopted.

Fourth, in the event any section or provision of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

Fifth, this ordinance shall take effect and be in force from and after the descriptive caption of this ordinance has been published twice in the Brazosport Facts, the official newspaper of the City.

READ, PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Norma Moreno Garcia, Mayor  
City of Freeport, Texas

ATTEST:

\_\_\_\_\_  
Delia Munoz, City Secretary,  
City of Freeport, Texas

APPROVED AS TO FORM ONLY:

\_\_\_\_\_  
Wallace Shaw, City Attorney,  
City of Freeport, Texas

C:\Freeport.Ord\RVAnnDefin-Ord

**VINCENT L. SCOTT**

1703 West Ninth

Freeport, TX 7754

City Manager  
✓ Traffic Commission  
City of Freeport

Dear Sirs:

For many years I have advocated the need for a left turn lane to Yaupon from Second Street West bound traffic.

This intersection was even more dangerous after the baseball field was built but this was only for short periods when there was a game.

Now with the construction of the Dollar store at that intersection the need is imperative. It should be installed in conjunction with the new surfacing of Second Street.

Sincerely, V. L. Scott



# DUNCAN LAW FIRM

Attorney & Counselor at Law

104 W. Myrtle, Suite 218  
Angleton, Texas 77515  
Telephone: (979) 849-9944

Duncanlawfirm@gmail.com  
Facsimile: (979) 849-9958

March 16, 2017

City of Freeport  
Planning Commission Board  
200 W. Second Street  
Freeport, Texas 77541

Dear Sir/Madam:

I have submitted a zoning request on behalf of the Freeport Economic Development Corporation to create a new zoning category, PUD-2, and request its application along the southern shoreline of the Old Brazos River.

The Freeport EDC purchased land on Brazos Street between Oak Street and the Railroad Bridge from Western Seafood in 2015 and has a particular interest in zoning of this land and other land on the river.

The goals of rezoning are as follows:

- 1) Retain full public access and use of the Old Brazos River. The river is a unique natural feature of the City of Freeport that should be enjoyed by all; Haphazard development could lead to a "wall" along the river, limiting access by the citizens of Freeport;
- 2) Maintain a public right of way along the City owned levee easement;
- 3) Promote specific residential and commercial uses that produce the best and highest economic impact for the City of Freeport and its citizen/taxpayers;
- 4) Encourage residential and commercial development that makes the Old Brazos River shoreline a place of commerce with numerous retail, restaurant, and lodging attractions, emphasizing operation of locally owned businesses.
- 5) Allow flexibility in development requirements to match the unique layout of property along the Old Brazos River.
- 6) Assure that land in the proposed zoning district is not used for industrial or other uses that are not in conformity with the goals set forth above.

The proposed PUD-2 zoning category requires presentation of a development proposal prior to permitting and construction. The proposed list of uses is combination of certain uses listed in the existing residential, commercial, and waterfront categories that fit the development of the Old Brazos River shoreline.

I appreciate the opportunity to discuss this proposal in your upcoming meeting scheduled for March 21, 2017. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Duncan', with a long horizontal flourish extending to the right.

Christopher Duncan



## 155.045-1 PLANNED UNIT DEVELOPMENT DISTRICT – 2 (PUD-2)

For the definition and purpose of a Planned Unit Development District, please refer to the definition of Planned Unit Development contained in 155.002

(A) *Purpose.*

The City Council declares that, the Old Brazos River Corridor is a unique and historic feature of the City of Freeport that must be developed in a manner that enhances to quality of life of the citizens of Freeport and represents the key to the future economic development of the City of Freeport. It is of utmost importance to the City and its citizens that development of the Old Brazos River Corridor must promote access to the Old Brazos River by the general public to enjoy its beauty and recreational activities, balanced with development as a place of residence and commerce.

(B) Minimum requirements for lot area and setback shall be the same as provided elsewhere within the Zoning Ordinance for the particular use or uses specified in the ordinance creating the PUD district.

(C) See 155.060 (D) and (E) for temporary use permits that may be granted by the Board of Adjustment and specific use permits that may be recommended by the City Planning Commission under certain circumstances and conditions.

(D) *Permitted uses.*

### PUD-2 PERMITTED USES

#### **Permitted Commercial Uses**

Art, supply store, art sales, antiques, gallery or museum.

Amusement park, rides and games.

Auditorium, arena, coliseum, or theatre.

Bakery retail.

Bank, loan company.

Barber shop, beauty salon, nail salon or spa.

Bait store;

Book store or library.

Boat dock or water taxi.

Boat or watersport equipment rental, lease or sale.

Boat launching; by specific use permit only.

Camera or photographic supply store.

Candy, nut, confectionary store.

Caterer.

Clothing including formal wear and costumes.

Club or lodge.

Convenience store.

Cultural Arts display or use including digital arts, fine arts, history, nature, or literary displays.

Department store.

Docking and service facilities, including fueling, for pleasure boats, including fishing charter and recreational boats.  
Docking for pleasure boats and recreational boats.  
Eating establishment open or enclosed.  
Florist shop.  
Food or grocery store retail.  
Furniture store.  
Fur shop or hat shop.  
Gift, novelty shop.  
Hobby shop or supply store.  
Hotel.  
Jewelry store.  
Lounges servings alcoholic beverages.  
Manufacturing of baked goods, candy, delicatessen foods and ice cream.  
Motel.  
Music store.  
Newspaper distribution station.  
Office, any type.  
Optical goods, optician, optometrist.  
Pet shop.  
Photographic studio or store or decorators shop.  
Physical culture and health studios.  
Radio, television or recording studio.  
Restaurant or café, indoor or outdoor.  
Sporting goods store.  
Souvenir shop, tourist products.  
Stationary store.  
Studio for professional work or for teaching any form of fine arts.  
Tailor shop seamstress, alterations.  
Toy store.  
Tshirt shop.  
All others by Specific-Use Permit.

**Permitted Residential Uses**

Single family unit.  
Accessory building, garage or carport, domestic storage, mechanical building.  
Condominium or townhouse.  
Public park, playground or playfield.  
Swimming pool.

(E) *Size requirements.*

These requirements apply to all development within the Planned Unit Development District, regardless of size.

(F) *Public Access and Pedestrian Levee Easement*

All development in the Planned Unit Development District shall promote public access and use of the Brazos River as a common area and enable use of the public of a pedestrian right or way along the levee.

(G) Where a Planned Unit Development is proposed, the Planning Commission and the City Council in accordance with the procedure specified in § 155.023 may vary the specific requirements of this section if the building development is planned with adequate provision for light and air, vehicular and pedestrian circulation and recreational facilities equal to or better than the detailed requirements of this chapter.

(H) Application and procedure for a PUD classification. To zone property as provided for in this section, the applicant must complete all of the steps in the following process:

**(1) Pre-application conference.**

Prior to the formal application for a PUD zoning change, the applicant shall meet with the Planning Commission to discuss the elements of the PUD including but not limited to:

- (a) Project location;
- (b) Project size;
- (c) Project's intended land uses;
- (d) The variation from normal zoning provisions needed to implement the plan.
- (e) The relationship of the proposed project to the existing adjacent development;
- (f) Plan to enable and encourage access by the general public to the Brazos River and the pedestrian right of way levee easements.
- (g) The proposed document concerning maintenance of the common areas. Such document shall provide at a minimum a trust instrument or equivalent device that shall establish an institution, other than the city, to assure maintenance of the common areas in case of financial or other emergency.

The purpose of the pre-application conference is to clarify, for the applicant, the city's policies regarding planned unit development and for the city to provide an informal, non-binding opinion on the acceptability of the proposal.

**(2) Preliminary plan**

To receive preliminary approval of a request for PUD zoning, the applicant shall submit the following:

- (a) A preliminary plan including:
  - (1) A location diagram at a convenient scale; and
  - (2) A land use plan at a scale of 1" = 100' illustrating the boundaries of the proposed tract, any existing land uses on the proposed tract, any interesting or unusual existing features of the tract including, but not limited to: topography,

vegetation or flooding and design including public access plan to the Brazos River and pedestrian path on the levee.

- (b) Two (2) copies of a plan of the proposed development at a scale of 1" = 100' illustrating all of the elements of the proposal including, but not limited to:
  - (1) Land uses and drainage;
  - (2) Circulation and parking;
  - (3) Public access to the Brazos River and pedestrian path on the levee;
  - (3) Common areas.
  
- (c) Sketches and/or elevation drawings illustrating visually the general features of the proposed plan.
  
- (d) a written statement outlining the applicant's views on the relationship of the proposal to any existing adjacent development.

The Planning Commission and the City Council shall hold a joint public hearing as specified in Section 13-2 and 13-3 of the Zoning Ordinance. The City Council's approval of a Planned Unit Development shall designate and define the boundaries of the Planned Unit Development and include such conditions as the City Council finds are necessary to secure and protect the public health, safety, morals and general welfare. Upon the approval of the preliminary plan by the City Council, such approval shall be binding as to the general intent and apportionment of land for buildings, stipulated uses and circulation patterns, but shall not be construed to render inflexible the ultimate design or final plans of the project.

**(3) Final plan**

To complete the zoning process, the applicant shall, as soon as possible following action on the preliminary plan, and within one year from said date ( which said one year period may be extended by an additional twelve months at the discretion of the Planning Commission), submit the following for review and final approval:

(a) two (2) copies of a plan of the proposed development at a scale of 1=100 illustrating all of the elements of the proposal and reflecting all elements and changes required by the Planning Commission and/or City Council during the preliminary plan review process. Such changes shall be reviewed and approved by the Planning Commission.

(b) two (2) copies of a legal instrument or instrumentg setting forth a plan or method of permanent care and maintenance of open spaces, recreational areas and commonly owned properties.

The Council shall notify the applicant of their approval or disapproval. The approval shall be by amendment to the Zoning Ordinance and shall constitute the final step in the process.

When considering a Planned Unit Development, the unique nature of each proposal for a Planned Unit Development may require under proper circumstances the departure from the strict enforcement of certain present codes and ordinances, for example and without limitation, parking, the width and surfacing of streets, alleyways, curbs gutters, sidewalks, public parks, storm drainage, water supply and . distribution, sanitary sewers, etc,

Final approval of a PUD by the City Council shall constitute authority for such flexible planning to the extent that the PUD as approved, departs from existing codes and ordinances.

## **BOUNDARY DESCRIPTION OF PROPOSED PUD-2**

BEGINNING at the boundary of the established W-4 Zoning District and the shoreline of the Brazos River at the eastern end of Brazos Boulevard, then along the south ROW line of Brazos Boulevard to the intersection of the east ROW of Oak Street; then proceeding south to the point of the south ROW of First Street; then proceeding west along the south ROW line of First Street to the northeast corner of Block 97; then proceeding south to the north ROW line of Second Street; then proceeding west along the north ROW line of Second Street to the eastern boundary of the established PUD of the Brazos Landing Subdivision, then proceeding along the boundary of the established PUD to the southern ROW line of the City owned levee easement; then proceeding along the ROW line of the City owned levee easement to the east ROW line of Brazosport Boulevard; then proceeding north to the intersection of the south ROW line of Avenue A; then proceeding east along the south ROW line of Avenue A to its intersection with the east ROW line of McNeal Street; then proceeding south to the northern boundary of the established W-1R Zoning District; then proceeding west along the northern boundary of the established W-1R Zoning District; then proceeding south along the western boundary of the established W-1R Zoning District to the water line of the Brazos River.

This description includes the entirety of the following blocks and all land adjacent to such blocks extending to the center of the waterway of the Brazos River:

45, 62, 63, 80, 81, 97, 98, 113, 114, 129, 669, 668, 631, 630, 595 and all property owned by City of Freeport adjacent to the Freeport Community House, the levee along the southern side of the Brazos River, around to and including all parcels of Municipal Park.