



PLANNING AND ZONING COMMISSION
SEPTEMBER 23, 2024 AT 6:00 P.M.
10 NORTH ROBINSON, CLEBURNE, TEXAS 76031
COUNCIL CHAMBERS OF CITY HALL

This meeting is open to the public. A member of the general public who wishes to participate in the meeting may do so via the following options:

- **In person:** Complete a speaker/comment registration card and turn it in to City Staff before the meeting begins or before speaking to the Commission.
- **Submit questions/comments online:** Complete a speaker/comment registration card found on the City's online Agenda Center. Registration cards received by 5:30 p.m. the same day will be distributed to the Commission for consideration.

Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s) from time to time as deemed necessary during this meeting to receive advice from its attorney on any posted agenda item.

CHAIR:

ALBERT ARCHER, SR.

VICE-CHAIRMAN:

SONNY ALBERTSON

COMMISSION MEMBERS:

VANCE CASTLES
STEPHANIE PHILIPS
CHRIS SAUNDERS
PETER SVENDSEN
ROBERT WALKER

COMMUNITY DEVELOPMENT

DIRECTOR:

MARCOS NARVAEZ

PLANNING MANAGER:

DANIELLE CASTILLO

PLANNING ASSISTANT:

MAKAI MARSHALL

CITY ENGINEER:

KENT CONNER

CITY ATTORNEY:

LINDSEY HALE

STUDY SESSION – 6:00 P.M.

I. Call to Order.

II. Roll Call.

III. Elect an Acting Chairman.

MOTION _____ SECOND _____

APPROVED _____ DENIED _____ POSTPONED _____ TABLED _____

IV. Update on actions taken by the City Council at their last meeting on Planning and Zoning cases.

V. Discussion of all items on the September 23, 2024 Agenda. No action will be taken and each item will be considered during the Regular Session.

VI. Discuss agenda items for future Planning and Zoning Commission consideration.

REGULAR SESSION – 6:30 P.M. or immediately following Study Session

I. Call to Order.

II. Roll Call.

III. Elect an Acting Chairman.

MOTION _____ SECOND _____
APPROVED _____ DENIED _____ POSTPONED _____ TABLED _____

IV. Citizen Comments: An opportunity for the public to make comments or address concerns regarding any matter not posted on the agenda.

V. Approval of Minutes: Consider the minutes of the September 9, 2024 Planning and Zoning Commission meeting.

MOTION _____ SECOND _____
APPROVED _____ DENIED _____ POSTPONED _____ TABLED _____

VI. Section I: Zoning

- a. CONSIDER REQUEST FOR A SPECIFIC USE PERMIT (SUP) FOR A PETROLEUM AND GAS STORAGE AND COLLECTION FACILITY ON ±2.71 ACRES, ZONED I (INDUSTRIAL DISTRICT), LOCATED AT 210A KIMBERLY DRIVE, **CASE ZC24-035.**

A PUBLIC HEARING IS REQUIRED FOR THIS CASE.

MOTION _____ SECOND _____
APPROVED _____ APPROVED WITH CONDITIONS _____ DENIED _____
POSTPONED _____ TABLED _____

This case will be considered by the City Council at 5 pm on October 8, 2024.

VII. Adjournment.

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE SEPTEMBER 9, 2024 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne met in open session on Monday, September 9, 2024 at 6:00 p.m. in the Council Chambers of City Hall, located at 10 N. Robinson Street, Cleburne, TX. Planning and Zoning Commission meetings are open to the public.

COMMISSION MEMBERS PRESENT:

Albert Archer Sr. – Chairman
Sonny Albertson – Vice-Chairman
Vance Castles
Chris Saunders
Robert Walker

COMMISSION MEMBERS ABSENT:

Stephanie Philips
Peter Svendsen

CITY STAFF PRESENT:

Marcos Narvaez, Community Development
Director
Danielle Castillo, Planning Manager
Makai Marshall, Planning Assistant
Kent Conner, City Engineer
Lindsey Hale, City Attorney

CITY STAFF ABSENT:

CALL TO ORDER:

The meeting was called to order by Chairman Archer at 6:00 p.m. It was established that a quorum was present.

STUDY SESSION:

The Planning and Zoning Commission discussed the following items during study session:

- i. Update on actions taken by the City Council at their last meeting on Planning and Zoning cases.
- ii. Discussion of all items on the August 26, 2024 Agenda.
No action was taken and each item was considered during the Regular Session.
- iii. Discuss agenda items for future Planning and Zoning Commission consideration.

The study session adjourned at 6:13 p.m. and the regular session began at 6:30 p.m.

CITIZEN COMMENTS:

There were no citizen comments at this meeting.

APPROVAL OF MINUTES:

The minutes of the August 26, 2024 Planning and Zoning Commission meeting were considered.

There being no items for discussion, Chairman Archer called for a motion.

Vice-Chairman Albertson made a motion to approve the minutes of the August 26, 2024 meeting and the motion was seconded by Commissioner Castles. **The motion to approve the minutes carried by a vote of 5-0.**

SECTION I: ZONING:

CONSIDER REQUEST TO REZONE FROM PD (PLANNED DEVELOPMENT DISTRICT) PER ORDINANCE NO. OR07-2019-38 TO SF-7 (SINGLE-FAMILY DWELLING DISTRICT) ON ±5.73 ACRES, LOCATED AT 912 FULLER ROAD, **CASE ZC24-033.**

Danielle Castillo, Planning Manager, presented the case and briefed the Commission on the request.

Chairman Archer opened the public hearing.

There being no questions or items for discussion, Chairman Archer closed the public hearing and called for a motion.

Commissioner Walker made a motion to approve the rezoning request as presented. Commissioner Castles seconded the motion. **The motion to approve the rezoning request as presented carried by a vote of 5-0.**

CONSIDER REQUEST TO AMEND THE ZONING AND SPECIFIC USE PERMIT (SUP) ORDINANCE NO. 12-2023-84 TO AUTHORIZE AMENDMENTS TO THE DEVELOPMENT REGULATIONS FOR THE SELF-STORAGE FACILITY ON ±15.75 ACRES, LOCATED AT 3905 NORTH MAIN STREET, **CASE ZC24-032.**

Danielle Castillo, Planning Manager, presented the case and briefed the Commission on the request.

Chairman Archer questioned staff why the Texas Department of Transportation (TxDOT) required the relocation of the main entryway.

Kent Conner, City Engineer, responded that he believed the reason TxDOT required the relocation of the main entryway was to match the existing driveway on the property and to provide more distance between this entryway and the driveway to the north.

Chairman Archer questioned staff if there was a direct turn in or traffic light at this location.

Mrs. Castillo responded that there was not a direct turn in or traffic light at this location.

Chairman Archer questioned staff if a U-turn would be required when traveling north along Main Street to this property.

Mr. Conner responded that was correct and that the nearest median is near the southern entrance of the apartment complex that is north of this property.

Vice-Chairman Albertson questioned staff if TxDOT would require a median to the entrance of this property.

Mr. Conner responded that he was unaware of TxDOT requiring a new median at this location but stated that a right-turn lane would be required.

Chairman Archer opened the public hearing.

There being no other questions or items for discussion, Chairman Archer closed the public hearing and called for a motion.

Commissioner Walker made a motion to approve the SUP amendment request as presented. Vice-Chairman Albertson seconded the motion. **The motion to approve the SUP amendment request as presented carried by a vote of 5-0.**

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:48 P.M.

Planning & Zoning Commission Agenda Report



Meeting Date: September 23, 2024
Presenter Name & Title: Danielle Castillo, Planning Manager
Contact Email: danielle.castillo@cleburne.net
Classification: ☐ Regular ☐ Consent ☒ Public Hearing ☐ Discussion ☐ Executive Session

CAPTION & SUMMARY STATEMENT

CAPTION: CONSIDER REQUEST FOR A SPECIFIC USE PERMIT (SUP) FOR A PETROLEUM AND GAS STORAGE AND COLLECTION FACILITY ON ±2.71 ACRES, ZONED I (INDUSTRIAL DISTRICT), LOCATED AT 210A KIMBERLY DRIVE, CASE ZC24-035.

SUMMARY: The applicant, Propane Exchange LLC, represented by Ernest Peace, has submitted a request for a Specific Use Permit (SUP) for a Petroleum and Gas Storage and Collection Facility on approximately 2.71 acres within an existing building located at 210A Kimberly Drive in the Hal Industrial Park.

The applicant has stated that the current business is located across the street at 209 Kimberly Drive and that the proposed relocation will meet their expansion needs, including additional warehouse space and an outside storage area. With this SUP request, the applicant is requesting the following deviations:

- i. Waive the three-sided masonry enclosure for the existing dumpster; and
- ii. Allowance to utilize road base gravel in lieu of concrete or asphalt for parking of delivery vehicles and outside storage areas at the rear of the property.

The applicant has provided a Letter of Intent, Site Plan, Floor Plan, and Site Photos detailing the existing conditions and SUP request.

DETAILED REPORT

EXISTING CONDITIONS:

Location	Zoning District	Existing Land Use
Subject Property	I (Industrial District)	Vacant Building
North	I (Industrial District)	Industrial Business
East	ETJ	Undeveloped; Equipment Rental Business
South	ETJ	Equipment Rental Business
West	I (Industrial District)	Warehouse/Storage Building

Table 1: Existing Conditions

DEVELOPMENT STANDARDS: The applicant is requesting an SUP to allow a Petroleum and Gas Storage and Collection Facility located at 210A Kimberly Drive within an existing building and will follow the requirements outlined below.

Site Plan: The property is platted as Lot 8, Block 2 of Hal Industrial Park, and is approximately 3.97 acres in size, of which the applicant is proposing to lease approximately 2.71 acres, as shown on the Survey (**Exhibit “A”**). The existing building, constructed in 2004, contains approximately 4,000 square feet of enclosed space and 1,000 square feet of covered outdoor area, as shown on the Site Plan (**Exhibit “C”**). The applicant is proposing to utilize the building to house the equipment needed for the main operation and is proposing a future awning to expand the covered outdoor area by approximately 500 square feet.

Parking: Five (5) existing parking spaces are located near the entrance, which will be shared by both buildings on the property.

Outside Storage Area: The large outside area located to the east of the building will house a new 30,000-gallon propane tank. The large outside area located to the south of the building will be utilized for storage of cylinders and delivery truck parking. The applicant is requesting to add additional road base gravel to this outside area, in lieu of concrete or asphalt, for the circulation of the delivery trucks through the site.

Dumpster: An existing dumpster on site does not have a masonry enclosure, which is typically required for all commercial dumpsters. The applicant is requesting to continue using the dumpster as-is and waive the requirement to construct the masonry enclosure due to its lack of visibility from the roadway.

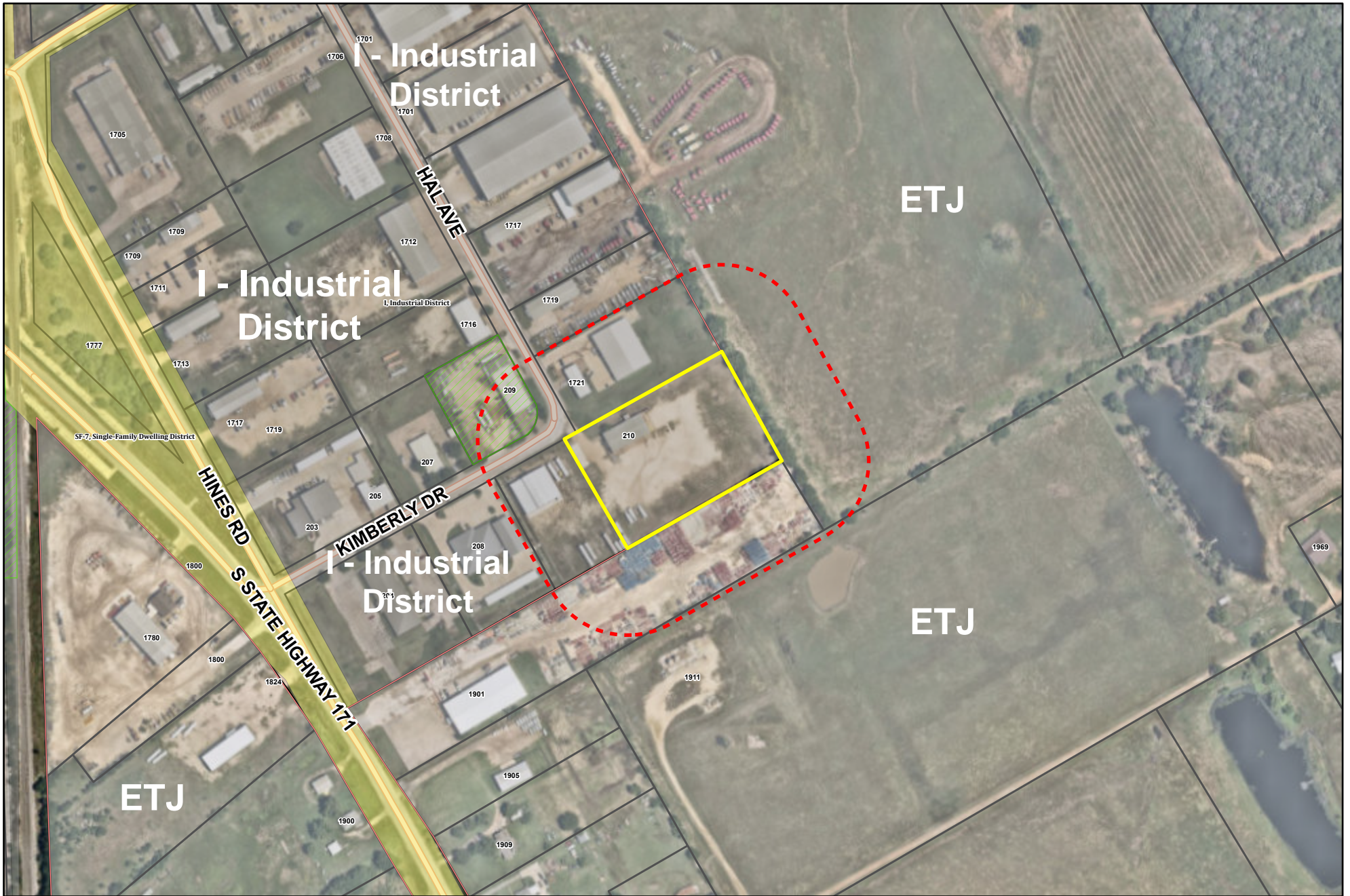
FUTURE LAND USE PLAN: The Future Land Use Plan shows this property to be located in the Commercial Future Land Use District, whose main purpose is to provide areas to allow for a broad range of commercial and retail uses oriented toward major roadways. The secondary purpose is to provide limited and compatible commercial and light industrial uses at midblock areas.


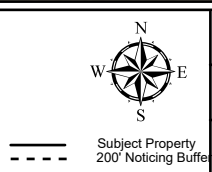
This property is located within the Hal Industrial Park, and all of the properties within this area are currently zoned I (Industrial District). Given that all of the properties in this area are currently zoned for and used for industrial businesses/uses, the proposed SUP request for an industrial business, currently located across the street, can be considered compatible with this district.

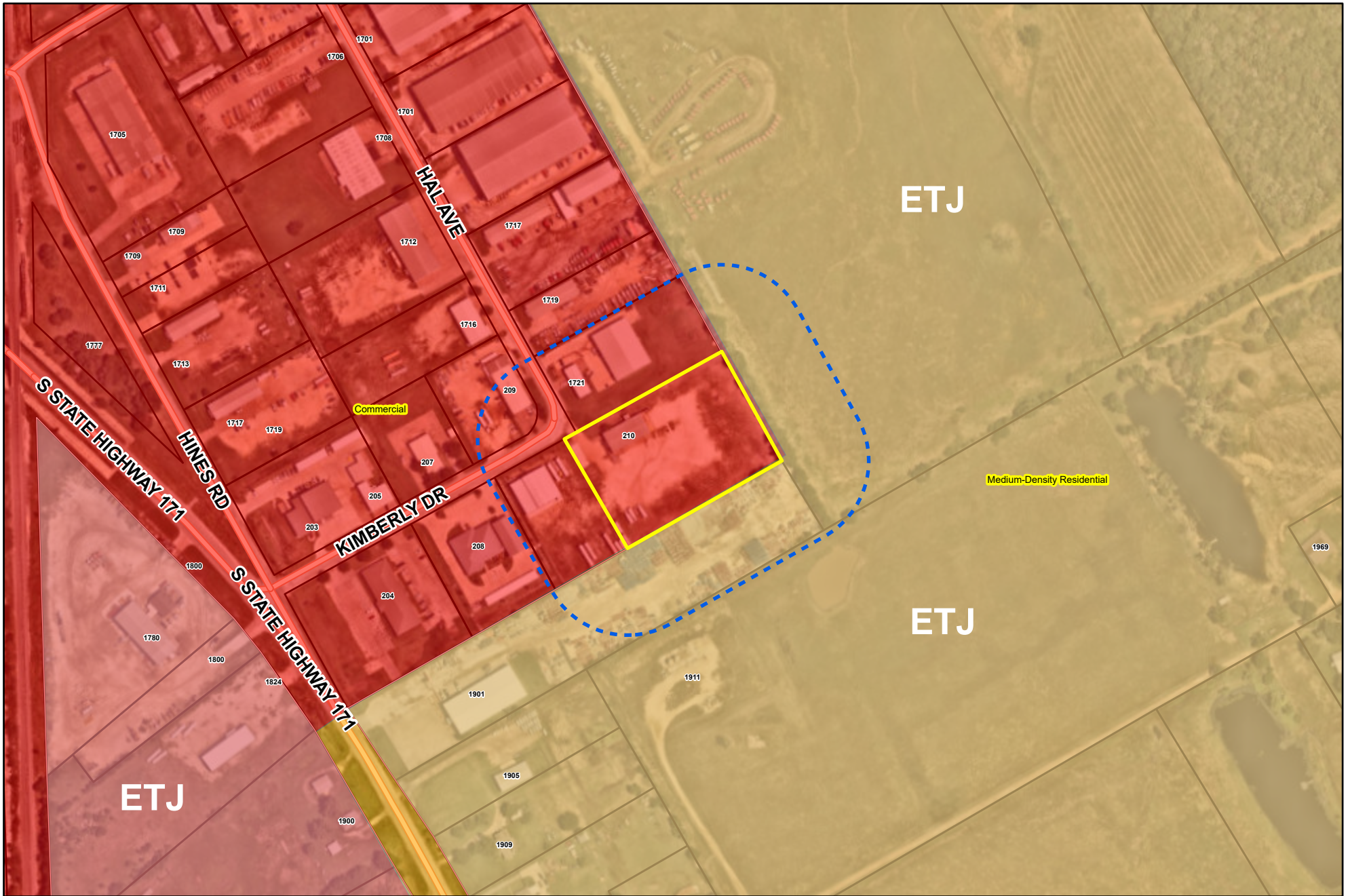
PROPERTY OWNER NOTIFICATIONS: A total of five (5) property owners within 200 feet were notified. Staff did not receive any formal responses in support of or in opposition to this request.

EXHIBITS: Aerial, Zoning, and Future Land Use District Maps; Site Photos; **Exhibit “A”** – Survey; **Exhibit “B”** – Letter of Intent; **Exhibit “C”** – Site Plan; **Exhibit “D”** – Floor Plan; Applicant’s Site Photos





	<p>10 N. Robinson St. Cleburne, TX 76033 (817)645-0942</p> <p>Planning and Zoning</p>	<p>ZC24-035 Zoning Map</p> <p>THIS MAP IS COMPILED SOLELY FOR THE USE OF CITY EMPLOYEES THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THIS MAP</p>	 <p>Subject Property 200' Noticing Buffer</p>	<p>Drawn: MM</p> <p>Date: 9/5/2024</p> <p>Scale: 1:3,600</p>
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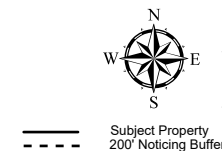


10 N. Robinson St.
Cleburne, TX 76033
(817)645-0942

Planning and
Zoning

ZC24-035 Future Land Use Map

THIS MAP IS COMPILED SOLELY FOR THE USE OF CITY EMPLOYEES
THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
RESPONSIBILITY FOR THE ACCURACY OF THIS MAP



Drawn: MM

Date: 9/5/2024

Scale: 1:3,600

SITE PHOTOS



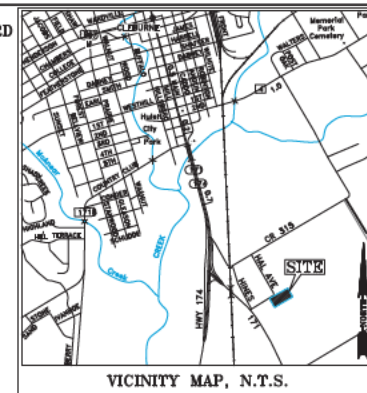
Looking Southeast from Kimberly Drive



Looking East from the Property

The SUP is granted for the area outlined in red

BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
FIRM CERTIFICATION 1010000
TEL (817) 926-0211 - FAX (817) 926-0347
P.O. BOX 11374 • 3008 SOUTH FREEWAY
FORT WORTH, TEXAS 76110

R. EARL SURVEY
ABSTRACT No. 259

LOT 7, BLOCK 1
HALL INDUSTRIAL PARK
VOL. 4, PG. 91
P.R.J.C.T.

KIMBALL BEND
Vol. 3368, Page 821
D.R.J.C.T.

LOT 8A, BLOCK 1
HAL INDUSTRIAL PARK
VOL. 4, PG. 91
P.R.J.C.T.

LOT 8B, BLOCK 1
HAL INDUSTRIAL PARK
VOL. 4, PG. 91
P.R.J.C.T.

LOT 7R, BLOCK 2
HAL INDUSTRIAL PARK

JAY B. & ALICE M. JENSEN
1.75 ACRES
Vol. 3307, Page: 0939
D.R.-J.C.T.

AVARY FAMILY LIMITED
PARTNERSHIP, 35.65 ACRES
Volume 4523, Page 689
D.B.J.C.T.

LOT 8, BLOCK 2
HAL INDUSTRIAL PARK
VOL. 4, PG. 91
P.R.J.C.T.

BASIC ENERGY SERVICES LP
VOL. 3750, Page 530
D.R.J.C.T.

~~3.972 ACRES OF LAND
143,026 SQ. FEET~~

LEGAL DESCRIPTION

BEING ALL OF LOT 8, BLOCK 2, HAL INDUSTRIAL PARK, AN ADDITION
TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, ACCORDING
TO THE PLAT RECORDED IN VOLUME 4, PAGE 91, OF THE PLAT
RECORDS OF JOHNSON COUNTY TEXAS.

CERTIFICATION

TO: Caprice Enterprises Inc., RATTIKIN TITLE COMPANY, and their underwriter CHICAGO TITLE INSURANCE COMPANY.

The undersigned does hereby certify that a survey by this day made on the ground on which the property legally described herein or in attached field notes prepared by the undersigned, and is correct; that there are no **visible** discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible easements or rights-of-way, except as shown on the plat herein; that said property has access to and from a public roadway; and, that the plat herein is a true, correct and accurate representation of the property described hereinabove. Further, the undersigned hereby certifies that he has calculated the area of the property and of each of the several lots shown on the tract shown on this plat of survey and described herein or in said attached field notes, and certifies that the area and the quantity of land shown herein is correct. No portion of this property is located within a 100-foot power hazard area.

SURVEYED ON THE GROUND
NOVEMBER 28, 2018



KRYSZTOF GOLEBIEWSKI, R.P.L.S.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 STATE OF TEXAS NO. 5454

BOUNDARY SURVEY MAP
OF
LOT 8, BLOCK 2
HAL INDUSTRIAL PARK
AN ADDITION TO THE CITY OF CLEBURNE
JOHNSON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN VOLUME
4, PAGE 91, OF PLAT RECORDS OF JOHNSON
COUNTY, TEXAS

(S.S.) 01/ENVIRONMENTAL PROJECTS/JAL INDUSTRIAL PARK—CLOSING/JAL INDUSTRIAL PARK LTR REPLY

MISC CO# 556

MAP LEGEND:

AC - AIR CONDITIONER	WMAT - WATER MANHOLE
AF - FIRE ALARM	WP - POWER POLE
AS - FIRE SYSTEM AUTO SPRINKLER	WPC - REINFORCED CONCRETE PIPE
BS - BUSHES	WS - SANITARY SEWER CLEANOUT
CW - CONCRETE WALL	SLT - LIGHT STANDARD
CMP - CORRUGATED METAL PIPE	SCV - SPRINKLER VALVE CONTROL
EOBX - ELECTRIC BOX	SV - SPRINKLER VALVE
GR - GUARD RAIL	TSW - TRAFFIC SIGNAL POLE
HW - HEADWALL	TSB - TRAFFIC SIGNAL BOX
HWS - SAN. SEWER MANHOLE	WM - WATER METER
WHE - ELECTRIC MANHOLE	W-WA - WATER VAULT
WTEL - TELEPHONE MANHOLE	WB - BUSHES

FLOOD NOTE:-

FLOOD NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN A
100-YEAR FLOOD HAZARD ZONE, ACCORDING TO
THE NATIONAL FLOOD INSURANCE PROGRAM'S
FLOOD INSURANCE RATE MAP FOR TARRANT
COUNTY, TEXAS, AND INCORPORATED AREAS,
COMMUNITY-PANEL NUMBER 48251C0285J,
MAP REVISED DECEMBER 4, 2012.

BEARING BASE:-

THE BEARINGS SHOWN HEREIN ARE STATE
PLANE GRID BEARINGS (NAD 83) FOR THE
TEXAS NORTH CENTRAL ZONE (4202)
ESTABLISHED USING THE GLOBAL
POSITIONING SYSTEM SATELLITES, AND
LOCAL CONTINUOUSLY OPERATING REFERENCE
STATIONS.

EXHIBIT "B"



September 12, 2024

Letter of Intent (Resubmittal)

-Proposed Use: To operate a cylinder exchange refurb and filling plant at 210A Kimberly Dr. Cleburne, TX 76031

-Lot and Block Information: Lot 8, Block 2, Hal Industrial Park

-Zoning District: I (Industrial District)

-Information regarding the business: We are the largest privately owned cylinder exchange company based in Texas. We currently have roughly 600 stores in north Texas, 19 are here in Cleburne. We currently service 52 Ace Hardware locations with 4 new locations coming in the near future. This facility will house our 20 pound cylinder refurbishing and filling equipment.

-Justification as to why this location is appropriate for the business: We, Propane Exchange, are currently located directly across the street at 209 Kimberly Drive. We have grown in the number of customers we serve and need more space. Our current location is land locked and we have used every inch available to us. Currently, we have an 18,000 gallon tank which we have out grown. We cannot put the new 30,000 gallon tank in this yard due to limited spacing. Also, the new warehouse (shop area) is larger and more suitable for our new equipment.

-Why the SUP is appropriate: The city of Cleburne requires an SUP allowing Propane Exchange to install bulk storage and outside storage of cylinders. All containers that have been exposed to LP gas must be stored outside. We will store the cylinders that are waiting to be loaded onto the trucks on the opposite side of the property away from the building. This will allow all vehicles to maneuver with limited obstructions. All cylinders waiting to be loaded will be on plastic pallets. We will have road base gravel spread out in the staging area.

-Any other special considerations as necessary to detail the request: Please note, Anchor Industrial moved out of the building early April 2024 and Propane Exchange, LLC signed a lease agreement on April 29, 2024. We would like to be in the building and operating before our busy season (Nov-March).

-Please note, the dumpster will not be seen at any angle from the street therefore we request a waiver on the screened walls.

EXHIBIT "B"

-Also, in front of building is 5 paved parking spots. The building has an office/breakroom space of 602 sqft and an inside shop area of 3,972 sqft. We are not open to the public and we request that no more paved parking be required.

-Future renovations: We plan on adding/extending the awning off the Northeast side of building. Approximately 10 to 12 feet covering the existing concrete slab. This will provide protection from the elements for our employees. We also plan on adding more road base gravel to the yard to help with the higher vehicle traffic. We request the allowance of road base gravel parking for all of our delivery vehicles.

-Attached to this email is also several pictures from all angles of the building and lot. Picture of a 30,000 gallon propane tank and proposed location. The floor plan. The revised site map of the property and comment response letter. I've also included the marked-up resubmittal for reference.

-Propane Exchange, LLC is subject to all Railroad Commission regulations and standards.

-We have been in Cleburne since 2018.

Ernest Peace

Operations Manager



Propane Exchange LLC

dba Yellow Rose Propane Exchange

209 Kimberly Dr., Cleburne, TX 76031

P: 844-492-4264

C: 817-487-1835

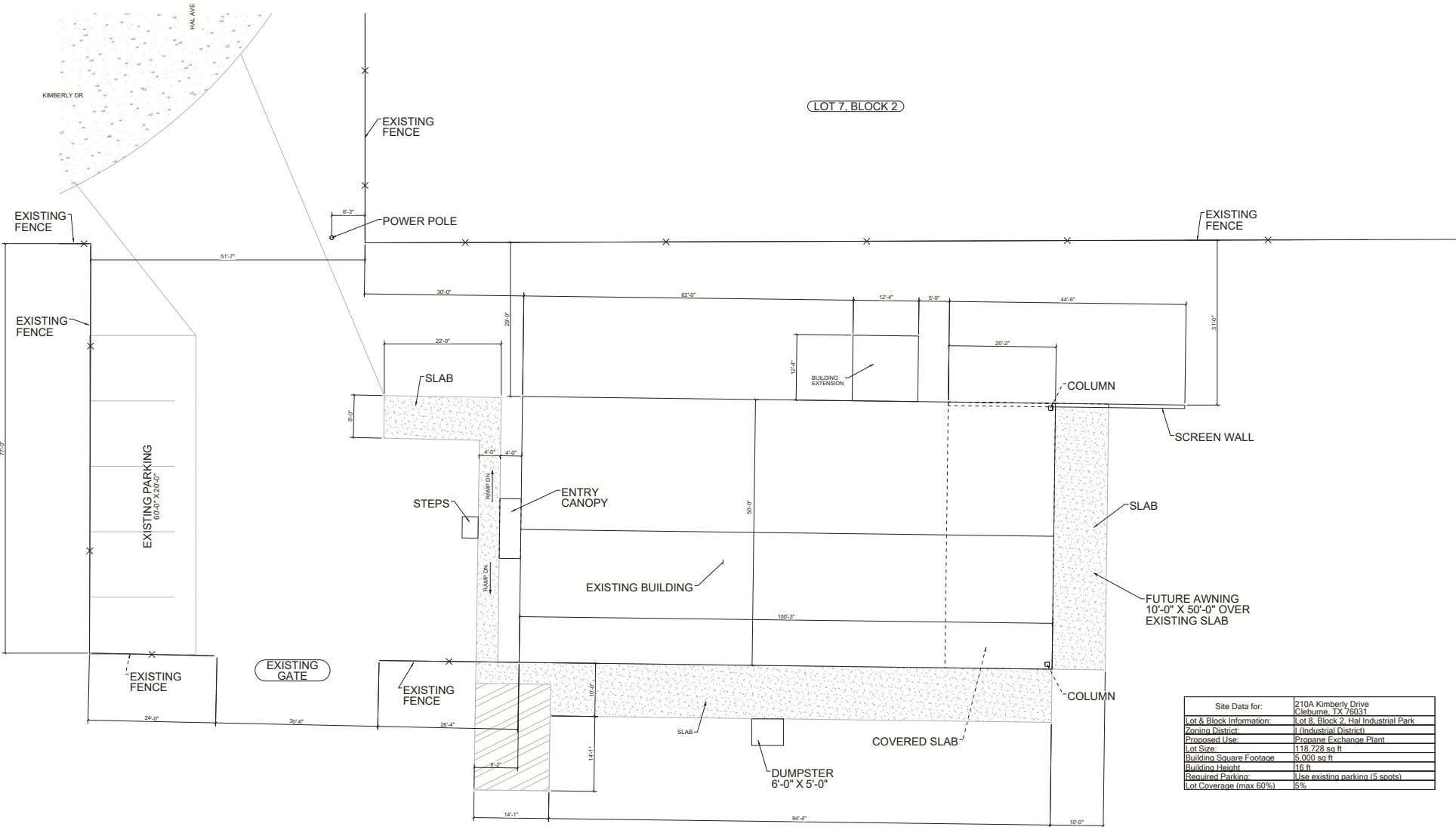
SURVEY NOTE
SURVEY INFORMATION SHOWN TAKEN FROM PLAT RECORDED
IN VOLUMN 4, PAGE 91 OF PLAT RECORDS OF JOHNSON
COUNTY, TX.
ADDITIONAL RESOURCE USED FROM WECO ENGINEERING
COMPANY, CLEBURNE, TX FOR SAME ADDRESS. DRAWING
NO BP-G-2.



Site Data for:	210A Kimberly Drive Cedarburn, TX 76031
Lot & Block Information:	lot 8, Block 2, Hal Industrial Park
Zoning District:	(Industrial District)
Proposed Use:	Propane Exchange Plant
Lot Size:	118,728 sq ft
Building Square Footage	5,000 sq ft
Building Height	16 ft
Required Parking:	Use existing parking (5 spots)
Lot Coverage (max 60%)	5%

3	CITY COMMENTS	09/12/2024
2	OWNER COMMENTS	08/28/2024
1	CITY COMMENTS	08/26/2024
REV	DESCRIPTION	DATE
MATLOCK ENTERPRISES 701 N. 9TH ST INDEPENDENCE, KS 67301		
DESCRIPTION	SITE PLAN	
PROJECT NAME	210 KIMBERLY DR - CLEBURNE, TX	
DRAWN BY	RICK MATLOCK	JOB No.
DATE DRAWN	08/02/2024	24-8-2
		DRG No. C-1.0

EXHIBIT "C"



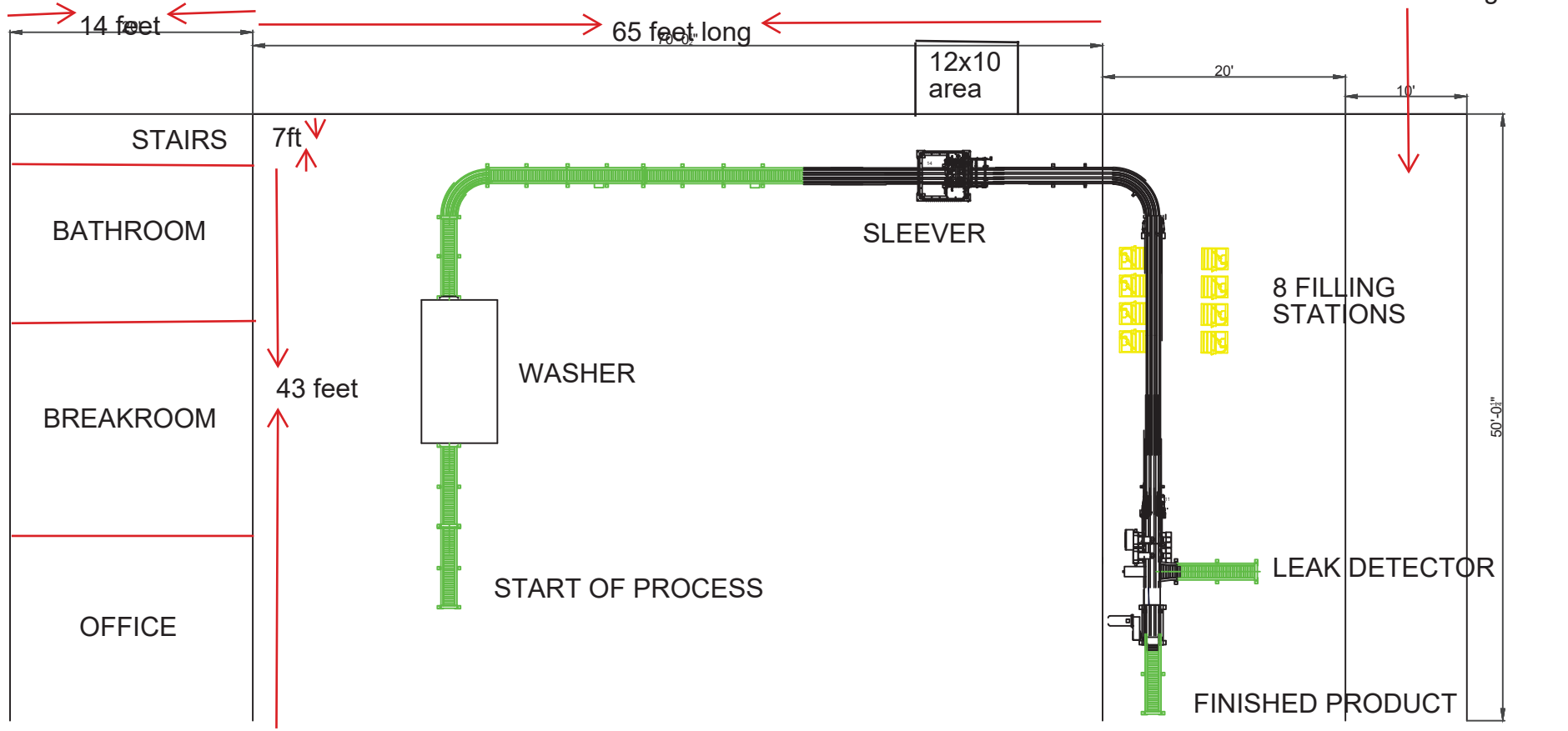
ENLARGED PLAN
C-1.0

Site Data for:	210A Kimberly Drive
Lot & Block Information:	Cleburne, TX 76031
Zoning District:	I (Industrial District)
Proposed Use:	Propane Exchange Plant
Lot Size:	118,728 sq ft
Building Square Footage:	5,000 sq ft
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Required Parking:	Use existing parking (5 spots)
Lot Coverage (max 60%):	5%

3	CITY COMMENTS	09/12/2024
2	OWNER COMMENTS	08/28/2024
1	CITY COMMENTS	08/26/2024
REV	DESCRIPTION	DATE
MATLOCK ENTERPRISES		
701 N. 9TH ST INDEPENDENCE, KS 67301		
DESCRIPTION	ENLARGED EXISTING BUILDING PLAN	
PROJECT NAME	210 KIMBERLY DR - CLEBURNE, TX	
DRAWN BY	RICK MATLOCK	JOB No.
DATE DRAWN	08/04/2024	24-8-2
		DRG No. C-1.1

EXHIBIT "D"

Office, breakroom, bathroom: 602 sqft
Shop, around stairs, upstairs: 3,972 sqft



PROPOSED FLOOR PLAN FOR PROPANE EXCHANGE, LLC
210A KIMBERLY DR. CLEBURNE, TX 76031

APPLICANT'S SITE PHOTOS



Street View



Paved Parking in Front



Northern Corner

APPLICANT'S SITE PHOTOS



Northeast Side at Washbay



Eastern Corner



Southern Corner

APPLICANT'S SITE PHOTOS



Western Corner



Looking West at Building



Inside Fence Looking at Building

APPLICANT'S SITE PHOTOS



Represents Tank Location



30,000 Gallon Tank



Office

APPLICANT'S SITE PHOTOS



Breakroom



North



South

APPLICANT'S SITE PHOTOS



East



West