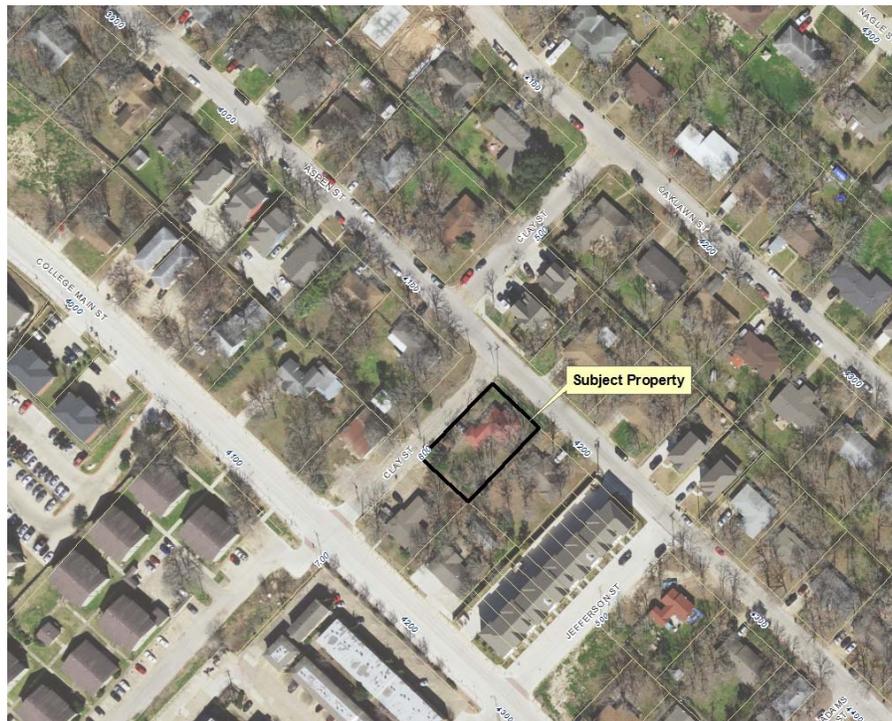
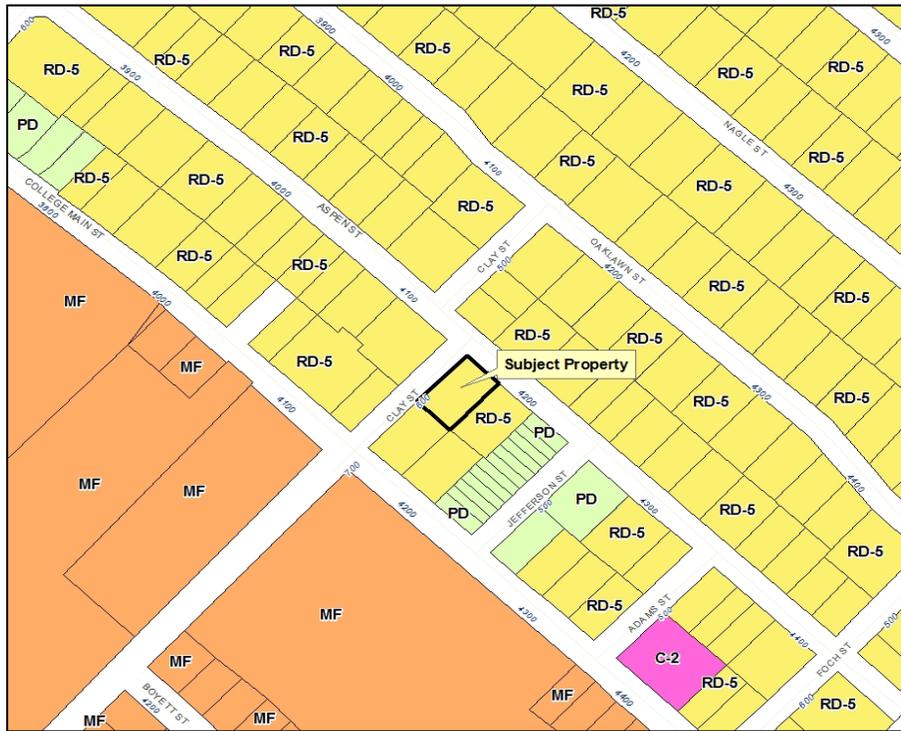
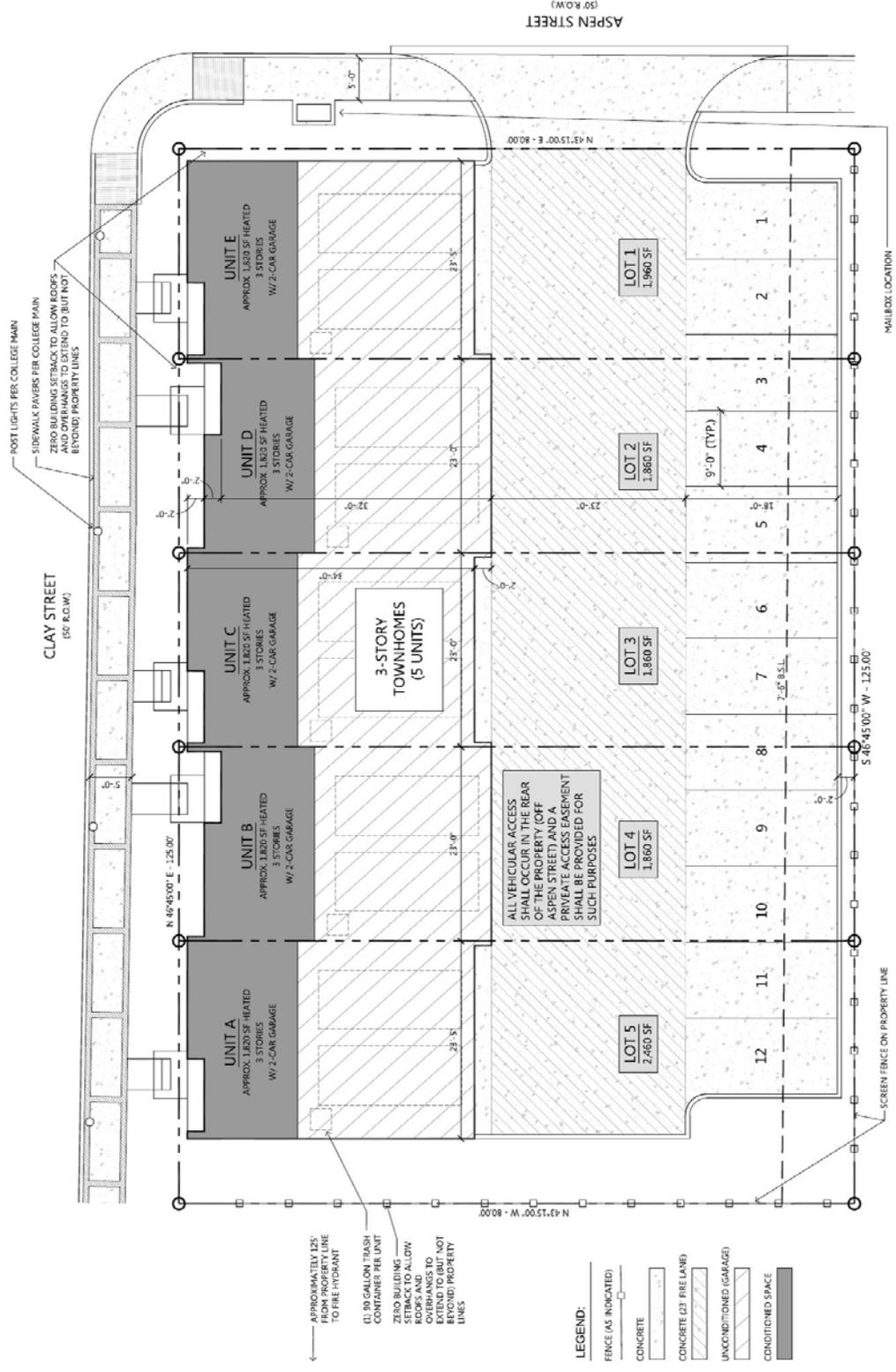


LOCATION MAPS:



PROPOSED DEVELOPMENT PLAN



- LEGEND:**
- FENCE (AS INDICATED)
 - CONCRETE
 - CONCRETE (23' FIRE LANE)
 - UNCONDITIONED (GARAGE)
 - CONDITIONED SPACE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BRYAN, TEXAS, AMENDING CHAPTER 130, ZONING, OF THE CITY OF BRYAN CODE OF ORDINANCES, BY CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL DISTRICT – 5000 (RD-5) TO PLANNED DEVELOPMENT – HOUSING DISTRICT (PD-H), ON 0.2296 ACRES OF LAND LOCATED AT THE SOUTH CORNER OF CLAY AND ASPEN STREETS, BEING PARTS OF LOT 9 AND LOT 10 IN BLOCK 4 OF HIGHLAND PARK SUBDIVISION – PHASE 1 IN BRYAN, BRAZOS COUNTY, TEXAS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; FINDING AND DETERMINING THAT THE MEETINGS AT WHICH SAID ORDINANCE IS PASSED ARE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bryan has adopted Chapter 130, Zoning, of the City of Bryan Code of Ordinances, as amended, which divides the City of Bryan into various zoning districts; and

WHEREAS, permanent zoning changes made after the date of passage of Chapter 130 are made by adopting ordinances amending Chapter 130 for each particular permanent zoning change; and

WHEREAS, this requested change to Chapter 130 for 0.2296 acres of land located at the south corner of Clay and Aspen Streets between Aspen Street and College Main Street, being parts of Lot 9 and Lot 10 in Block 4 of Highland Park Subdivision – Phase 1 in Bryan, Brazos County, Texas (case no. RZ15-24) was recommended for approval by the Bryan Planning and Zoning Commission during its regular meeting on December 3, 2015;

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

1.

That Chapter 130, Zoning, of the City of Bryan Code of Ordinances be amended by changing the zoning classification from Residential District – 5000 (RD-5) to Planned Development – Housing District (PD-H) on 0.2296 acres of land located at the south corner of Clay and Aspen Streets, being parts of Lot 9 and Lot 10 in Block 4 of Highland Park Subdivision – Phase 1 in Bryan, Brazos County, Texas, said 0.2296 acres being depicted on attached Exhibit “A”, and subject to development requirements specified in attached Exhibit “B” and depicted on attached Exhibit “B-1” which are herein fully incorporated by reference for all purposes as if they were set forth in the text of the ordinance.

2.

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

3.

Should any section, paragraph, sentences, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable.

4.

The Code of the City of Bryan, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

5.

It is hereby found and determined that the meetings at which this ordinance was passed were open to the public as required by Section 551.001 et seq., Texas Government Code, and that advance public notice of time, place and purpose of said meetings was given.

6.

This ordinance shall take effect immediately upon its second and final reading and passage.

PRESENTED AND GIVEN first reading the 7th day of January, 2016 at a special meeting of the City Council of the City of Bryan, Texas; and given second reading, **PASSED AND APPROVED** on the 12th day of January, 2016 by a vote of ___ yeses and ___ noes at a regular meeting of the City Council of the City of Bryan, Texas.

ATTEST:

CITY OF BRYAN:

Mary Lynne Stratta, City Secretary

Jason P. Bienski, Mayor

APPROVED AS TO FORM:

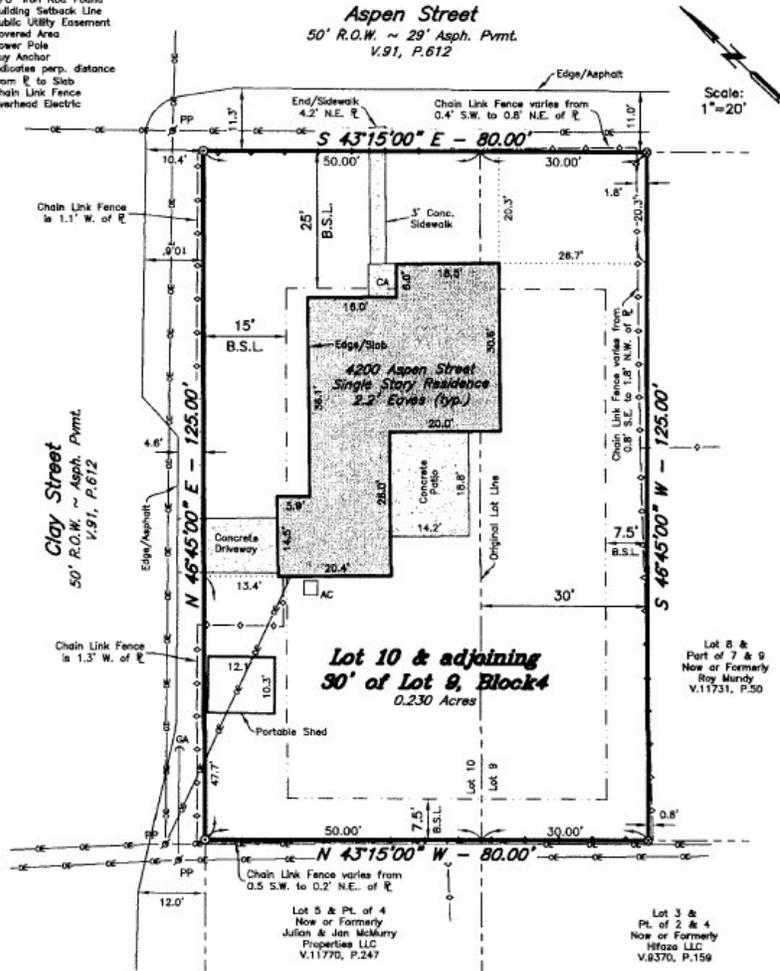
Janis K. Hampton, City Attorney

EXHIBIT "A":

McCLURE & BROWNE ENGINEERING/SURVEYING, INC • 1008 Woodcreek Drive, Suite 103 • College Station, Texas 77845 • (979) 693-3838
 Lot 10-P09 Block 04

Note: Building Setback Lines per City of Bryan Code of Ordinances.

- LEGEND**
- ⊙ - 1/2" Iron Rod Found
 - ⊙ - 5/8" Iron Rod Found
 - B.S.L. - Building Setback Line
 - P.U.E. - Public Utility Easement
 - CA - Covered Area
 - PP - Power Pole
 - GA - Guy Anchor
 - indicates perp. distance from R to Slab
 - Chain Link Fence
 - Overhead Electric



NOTE:1. According to the Title Commitment identified below, this property is subject to the following Restrictive Covenants recorded in Volume 91, Page 553; refilled in Volume 91, Page 608 and Volume 93, Page 162, Deed Records, Brazos County, Texas.
 2. Survey is valid only if print has original seal and signature of Surveyor in red ink.
 3. The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 91, Page 612, Deed Records of Brazos County, Texas.

Lot Ten (10) and the adjoining 30' of Lot Nine (9), Block Four (4), Highland Park Addition, City of Bryan, according to the plat thereof recorded in Volume 91, Page 612, Deed Records, Brazos County, Texas.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5850, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on April 16, 2015. There are no visible encroachments other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0305F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area. The Special Flood Hazard Area shown is approximate and was scaled from said map.

Proposed Borrower: SHABEER JAFFAR

This survey was prepared with the assistance of UNIVERSITY TITLE COMPANY Title Commitment GF #: 151497, effective March 19, 2015.



EXHIBIT “B”:
Proposed Planned Development Housing (PD-H) District

GENERAL PURPOSE AND DESCRIPTION

The Clay Street Townhome development plan is intended to guide planning of land use and physical development on the subject property. This PD-H development plan is envisioned as a tool to help stabilize and improve property utilization, to facilitate appropriate use of the property, ensure protection of surrounding residential properties from foreseeable negative impacts resulting from the permitted uses by serving as a land use buffer, to strengthen the area economy, and to promote the general welfare of the community.

SECTION 1: LAND USES

The following range of land uses shall be permitted by right in this PD-H District:

- Townhouses;
- Condominiums;
- Temporary structures for uses incidental to construction work on the premises which said buildings shall be removed upon the completion or abandonment of construction work.

SECTION 2: PHYSICAL DEVELOPMENT

Physical development in this PD-H District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to townhouse development on properties zoned Residential District-5000 (RD-5). The following additional standards shall be applicable:

1. The minimum building setback from property lines adjoining Clay Street shall be 0 feet. (Roofs shall be allowed to extend to, but not beyond, this property line.)
2. The minimum building setback from property lines adjoining Aspen Street shall be 0 feet. (Roofs shall be allowed to extend to, but not beyond, this property line.)
3. The minimum building setback from the side property line to the Southwest shall be 0 feet. (Roofs shall be allowed to extend to, but not beyond, this property line.)
4. The minimum building setback from rear property line to the Southeast shall be 7.5 feet.
5. Building setbacks shall not be required from interior property lines that are within this Planned Development District.
6. For townhomes and condominiums, the minimum lot width shall be 22’-0”.
7. The minimum lot depth shall be 75’-0”.
8. The minimum overall lot area shall be 1,750 square feet.
9. The maximum height of all structures shall not exceed 45’-0”.
10. All vehicular access to and all required off-street parking for the proposed development shall occur in the rear of the property and a private access easement shall be provided for such purposes. Required off-street parking shall be calculated and provided at one space per bedroom.
11. Landscaping areas along the front, sides, and rear of the property shall comprise, at minimum, an area equal to 10 percent of the developed area (building site). The property shall not exceed a total of 90 percent impervious lot coverage. Landscaping shall meet all requirements of the Bryan Code of Ordinances “Section 62-429 – Landscape Requirements”, except as described above and

excluding the requirements outlined in paragraph “B. Parking Areas.” Landscaping shall incorporate the use of an underground irrigation system. All landscaping, including trees, shrubs and groundcover, shall be selected from the City of Bryan’s approved list.

12. All units to be constructed using no less than 80% masonry on exterior walls and a combination of brick and stone to be used throughout elevations.
13. A wood privacy fence, 6’-0” in height minimum, shall be provided along the Southwest and Southeast property lines adjacent to Residential use. The development will not be screened from Clay Street nor Aspen Street.
14. A monument sign shall be allowed on the property within the building setback along either Clay Street or Aspen Street. The sign shall be a maximum of 6’ long and a maximum of 4’ tall measured from the finished ground elevation.
15. All units are to be constructed with attached two car garage.
16. Twelve parking spaces will be provided along the rear drive.
17. Along the Northwest (Clay Street) property line, post lights and sidewalk pavers shall be provided per College Main, adjusted to coordinate with sidewalk dimensions, site conditions, etc.
18. Should there arise a circumstance where these PH-D development standards are silent then the same standards that apply to properties in Bryan zoned for townhouse and condominium use in Residential District-5000 (RD-5) shall apply.

SECTION 3: SUBDIVISION OF LAND

The subdivision of land in this Planned Development District shall be allowed in accordance with Chapter 110 Subdivisions of the City of Bryan Code of Ordinances Subdivision of the property into townhouse lots shall be permitted as per the adopted development plan drawing.



2015 NOV 11

CLAY STREET TOWNHOMES BRYAN, TEXAS
SCHEMATIC RENDERINGS

CONCEPTUAL RENDERINGS COMMUNICATE MASS AND POSITIONING OF THE PROPOSED STRUCTURES. NOT ACTUAL DESIGN AND FINISH MATERIALS.



CLAY STREET TOWNHOMES BRYAN, TEXAS
SCHEMATIC RENDERINGS

CONCEPTUAL RENDERINGS COMMUNICATE MASS AND POSITIONING OF THE PROPOSED STRUCTURES. NOT ACTUAL DESIGN AND FINISH MATERIALS.



**EXCERPT FROM PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES
OF DECEMBER 3, 2015:**

7. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

b. Rezoning RZ15-24: Rockwater Investments, LP

A request to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development – Housing District (PD-H) on 0.23 acres of land located at the south corner of Aspen and Clay Streets, being Lot 10 and parts of Lot 9 in Block 4 of the Highland Park Subdivision and currently addressed as 4200 Aspen Street in Bryan, Brazos County, Texas. (M. Hilgemeier)

Commissioners asked on which streets trash could be placed. Mr. Hilgemeier responded that trash could go on both Aspen and Clay Streets. Commissioners also asked if there was an ordinance that regulated trash pickup and complaints. Mr. Hilgemeier responded that there was.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Hickle moved to recommend approval of Rezoning RZ15-24 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Hardeman seconded the motion.

The motion passed unanimously.

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

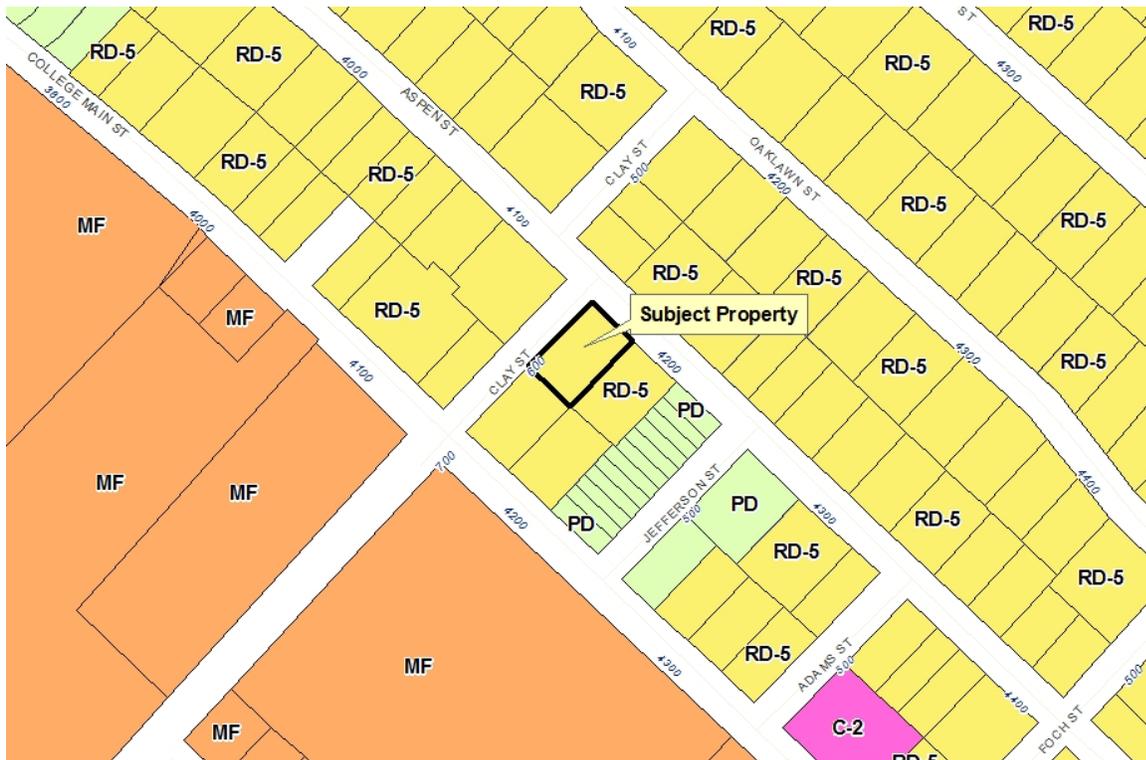
December 3, 2015



Rezoning case no. RZ15-24: Rockwater Investments, LP

- CASE DESCRIPTION:** a request to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development – Housing District (PD-H)
- LOCATION:** 0.2296 acres of land located at the south corner of Clay and Aspen Streets between Aspen Street and College Main Street
- LEGAL DESCRIPTION:** parts of Lot 9 and Lot 10 in Block 4 of Highland Park Subdivision – Phase 1
- EXISTING LAND USE:** single-family residential
- APPLICANT(S):** Jeff Mazzolini
- STAFF CONTACT:** Matthew Hilgemeier, AICP, Staff Planner
- SUMMARY RECOMMENDATION:** Staff recommends **approving** the proposed rezoning.

LOCATION AND CURRENT ZONING:



AERIAL PHOTOGRAPH – 2015:



BACKGROUND:

The applicant is requesting a change to the zoning on the subject property from RD-5 District to PD-H District, to permit the construction of 5 townhouse units in a configuration that would not be normally possible under RD-5 zoning regulations. A design and development plan have been submitted that address existing site constraints in a manner that the applicant contends will allow the property to be utilized as proposed while remaining true to the guiding values of the zoning ordinance and sound planning principles.

The proposed development plan is a prerequisite for a replat of this property into five individual townhome lots which will be required to be approved by the Planning and Zoning Commission before building permits can be issued for the proposed development.

PROPOSED DEVELOPMENT PLAN:

General Purpose and Description

The Clay Street Townhome development plan is intended to guide and set the standard for planning of land use and physical development on the subject property and future properties in the nearby vicinity of College Main. This PD-H development plan is envisioned as a tool to help stabilize and improve property utilization, to facilitate appropriate use of the property, ensure protection of surrounding residential properties from foreseeable negative impacts resulting from the permitted uses by serving as a land use buffer, to strengthen the area economy and to promote the general welfare of the community.

SECTION 1: Permitted Land Uses

The following range of land uses shall be permitted by right:

- Townhouses;
- Condominiums;
- Temporary structures for uses incidental to construction work on the premises, said buildings shall be removed upon the completion or abandonment of construction work.

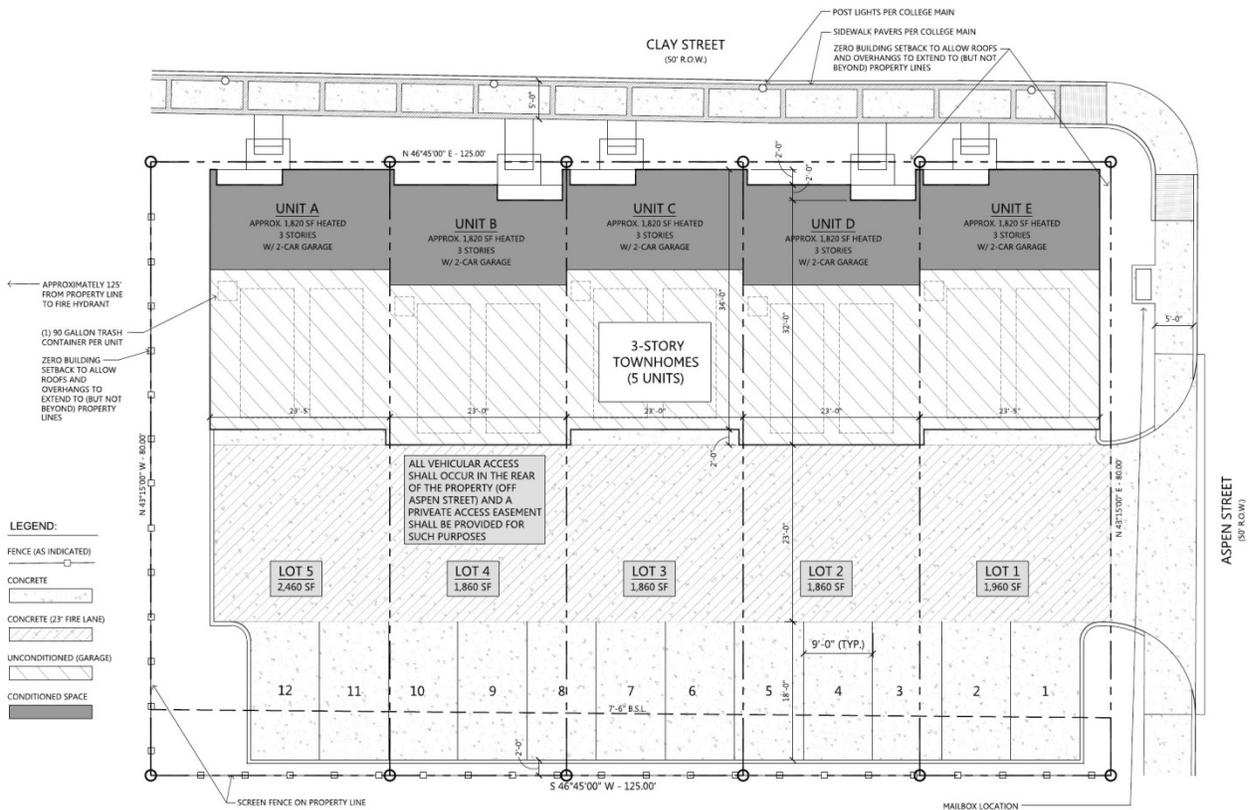
SECTION 2: Development Standards

Physical development in this Planned Development District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to townhouse development on properties zoned Residential District – 5000 (RD-5). The following additional standards shall be applicable:

1. The minimum building setback from property lines adjoining Clay Street shall be 0 feet. (Roofs shall be allowed to extend to, but not beyond, this property line.)
2. The minimum building setback from property lines adjoining Aspen Street shall be 0 feet. (Roofs shall be allowed to extend to, but not beyond, this property line.)
3. The minimum building setback from the side property line to the Southwest shall be 0 feet. (Roofs shall be allowed to extend to, but not beyond, this property line.)
4. The minimum building setback from rear property line to the Southeast shall be 7.5 feet.
5. Building setbacks shall not be required from interior property lines that are within this Planned Development District.
6. For townhomes and condominiums, the minimum lot width shall be 22'-0".
7. The minimum lot depth shall be 75'-0".
8. The minimum overall area shall be 1,750 square feet.
9. The maximum height of all structures shall not exceed 45'-0".
10. All vehicular access to and all required off-street parking for the proposed development shall occur in the rear of the property and a private access easement shall be provided for such purposes. Required off-street parking shall be calculated and provided at one space per bedroom.
11. Landscaping areas along the front, sides, and rear of the property shall comprise, at minimum, an area equal to 10 percent of the developed area (building site). The property shall not exceed a total of 90 percent impervious lot coverage. Landscaping shall meet all requirements of the Bryan Code of Ordinances "Section 62-429 – Landscape Requirements", except as described above and excluding the requirements outlined in paragraph "B. Parking Areas." Landscaping shall incorporate the use of an underground irrigation system. All landscaping, including trees, shrubs and groundcover, shall be selected from the City of Bryan's approved list.
12. All units to be constructed using no less than 80% masonry on exterior walls and a combination of brick and stone to be used throughout elevations.
13. A wood privacy fence, 6'-0" in height minimum, shall be provided along the Southwest and Southeast property lines adjacent to Residential use. The development will not be screened from Clay Street nor Aspen Street.

14. A monument sign shall be allowed on the property within the building setback along either Clay Street or Aspen Street. The sign shall be a maximum of 6' long and a maximum of 4' tall measured from the finished ground elevation.
15. All units are to be constructed with attached two car garage.
16. Twelve parking spaces will be provided along the rear drive.
17. Along the Northwest (Clay Street) property line, post lights and sidewalk pavers shall be provided per College Main, adjusted to coordinate with sidewalk dimensions, site conditions, etc.
18. Should there arise a circumstance where these PH-D development standards are silent then the same standards that apply to properties in Bryan zoned for townhouse and condominium use in Residential District-5000 (R5D) shall apply.

PROPOSED DEVELOPMENT PLAN



SECTION 3: SUBDIVISION OF LAND

The subdivision of land in this Planned Development District shall be allowed in accordance with Chapter 110 Subdivisions of the City of Bryan Code of Ordinances Subdivision of the property into townhouse lots shall be permitted as per the adopted development plan drawing.

RELATION TO BRYAN'S COMPREHENSIVE PLAN:

The City of Bryan Comprehensive Plan is the framework for the establishment of zoning and other regulatory tools. The current plan includes policies and recommendations related to the various physical aspects of the community. These aspects are supported by a set of goals and objectives. The Planning and Zoning Commission shall consider the following when making its recommendation regarding this proposed zoning change:

GOAL #2: FACILITATE ORDERLY, EFFICIENT AND ATTRACTIVE DEVELOPMENT, REDEVELOPMENT AND INFILL.

Objective A: Provide for an efficient development process.

- *Action Statement 1:* Reevaluate the current zoning code to identify inconsistencies and impediments to development.
- Sustainable Mix of Land Uses - The Comprehensive Plan specifically refers need to locate land suitable for future residential and commercial uses.
- *Action Statement 2:* Develop specific requirements for contextual infill and redevelopment in existing neighborhoods and commercial areas.
- Infill - Bryan has a large inventory of parcels that were bypassed by development and remain undeveloped to this day. Since these parcels almost always have access to existing utilities, their development saves the cost of extending water and sewer service. Building within the urban core also lessens the number of vehicle trips that burden our thoroughfares. Infill was also seen as a way to revitalize older residential areas and was a topic of discussion at several public input venues.

ANALYSIS:

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

The subject tracts for this development plan lie on the edge of a residential district and a multiple-family residential district along the recently renovated College Main Street. This older residential neighborhood is in a prime location for redevelopment as it is close to Texas A&M University and there has been a recent increase in interest in redevelopment of the immediate area.

As proposed, the development plan alters very little with regard to the uses potentially allowed on the subject property. This amendment alters the configuration of building setbacks, decreases the lot depth and width, and increases the maximum allowed height of the building while still maintaining distance from adjacent properties.

Staff believes that the proposed townhouse development at this particular location, along a residential corridor and near several multi-family developments, will generally be compatible with existing land uses on surrounding properties and in conformance with the land use

recommendations of the Comprehensive Plan. This proposed development is similar in style and configuration to the Jefferson Street Townhome development that was approved by the Planning and Zoning Commission in 2013 and was completed in 2014 and which is located in the same block as the proposed development. Staff is comfortable with the proposed limited range of permitted land uses and altered building standards at this location.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

Staff is not aware of any circumstances that would prevent this property from having access to required utilities. With the required replat for the development, the applicants will be required to install public water and sewer lines along Clay Street to service each individual townhome. Being that this is not a multiple-family development, a master meter cannot be used to service this development. Due to the subject property's proximity to Texas A&M University, and the existence of pedestrian facilities along College Main Street, it can be reasonably expected that some residents will use these facilities to travel to and from campus.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

Almost all of the vacant land zoned for single-family residential use in Bryan could potentially accommodate townhouse development through the conditional use process. Staff believes that this zone change request, if approved, will not make land classified for similar development in the vicinity or elsewhere in the City unavailable for development. It is staff's hope that this development will encourage other, similar types of redevelopment in this area, specifically along those lots located along College Main Street.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Due to the fact that the general area has been largely developed for some time but due to the recent increase in interest to redevelop the area, staff finds that residential development is occurring at a steady pace in this general vicinity. In the last 5 years, there has been an increased demand for single-family style student housing options located in proximity to Texas A&M University and Blinn College. More specifically, there is an increased turnover in single-family neighborhoods within a one-half mile radius of Texas A&M campus from owner-occupied to rental housing.

This proposed PD-H District may help serve to meet that demand and could reduce some of the pressure on land owners to convert owner-occupied housing in neighborhoods to rental housing, thereby preserving the character and integrity of some of Bryan's older, established neighborhoods. Staff contends that due to the subject property's location in relation to College Main Street, we feel that the proposed development on this block will serve as a transition and possible "barrier" to the established neighborhood located further off of College Main Street.

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

If the proposed PD-H District were approved, staff believes there to be no need to modify the zoning designation for other areas designated for similar developments. Again, this proposed development aims to meet the demand for student housing options that are not located within established owner-occupied neighborhoods.

6. Any other factors affecting health, safety, morals, or general welfare.

Staff is unable to discern any other factors related to this request that will adversely affect health, safety, morals, or general welfare. Staff contends that the proposed townhouse development at this location will allow for a useful and orderly urban development of this property.

In addition, the Planning and Zoning Commission shall not approve a planned development if it finds that the proposed planned development does not conform to applicable regulations and standards established by Section 130-125 of the Zoning Ordinance:

1. Is not compatible with existing or permitted uses on abutting sites, in terms of use, building height, bulk and scale, setbacks and open spaces, landscaping, drainage, or access and circulation features.

Staff believes that the proposed townhouse development will have a positive effect on the surrounding area and will be compatible with existing uses surrounding this property, specifically the Jefferson Street Townhome development. Staff believes that the proposed use and development of this property should have minimal (if any) adverse impacts on nearby properties or the City as a whole.

2. Potentially creates unfavorable effects or impacts on other existing or permitted uses on abutting sites that cannot be mitigated by the provisions of this section.

Staff is unable to identify any potentially adverse effects or impacts on other existing or permitted uses on abutting sites that have not been mitigated by the provisions of the proposed PD-H District.

3. Adversely affects the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

Staff contends that the proposed development will not adversely affect the safety and convenience of vehicular and pedestrian circulation in the vicinity. While new development at this location will slightly increase the volume of auto and pedestrian activity, it is important to note that the subject property is located near a street designed to accommodate significant amounts of traffic; College Main Street is classified as a major collector street on Bryan's Thoroughfare Plan. This principal street can reasonably be expected to be capable of safely absorbing traffic loads typically associated with single-family residential uses.

4. Adversely affects traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

Staff contends that the proposed amendment to the existing development plan will not adversely affect traffic control or adjacent properties by inappropriate location, lighting, or types of signs.

5. Fails to reasonably protect persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.

Staff finds that the existing City of Bryan site development standards will protect adjacent properties from the negative impacts of erosion, flood or water damage. Staff further finds that the features of the proposed development plan reasonably protect adjacent properties from noise, glare and similar impacts.

6. Will be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, for reasons specifically articulated by the commission.

Staff believes that the proposed townhome development at this location will neither adversely affect health, safety, morals, or general welfare nor be materially injurious to properties or improvements in the vicinity.

RECOMMENDATION:

Staff recommends **approving** this proposed rezoning, as requested.