

City of San Antonio



Zoning Commission Minutes

Development and Business Services
Center
1901 South Alamo

February 5, 2019

1:00PM

1901 S. Alamo

Zoning Commission Members

A majority of appointive Members shall constitute a quorum.

Joy McGhee, Chair, District 3
Ba'Ron Head, Vice-Chair, District 2
John Bustamante, Pro-Tem, District 5

Oscar Rosalez, District 6 | Sofia Lopez, District 1 | Dr. Francine Romero, District 8 |
Robert Sipes, District 7 | Joe Nix, District 10 | Patricia Gibbons, District 9 |
Suren Kamath, District 4 | Gayle McDaniel, Mayor

1:00 P.M. - Call to Order, Board Room

- Roll Call
- Present: Romero, McGhee, Head, Rosalez, Lopez, Bustamante, Sipes, Nix, Gibbons, Kamath, McDaniel,
- Absent: None

- Gabriela Barba and Maria E. Murray, SeproTec translators were present.

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE
REGULAR ZONING COMMISSION MEETING:**

Public Hearing and Consideration of the following Cases

Pledge of Allegiance**COMBINED HEARING:****The Following Citizens appeared to speak.**

Patti Zaiontz, San Antonio Conservation Society, spoke in favor.

Andres, Pena, Kaufman and Killen, spoke in opposition. It was noted by Mr. Pena that despite the opposition, the property owner was working with the City and the item could remain on the consent agenda because he and his client believed they were working toward a compromise.

Item # 7

(Continued from 01/15/19) ZONING CASE # Z-2018-900055 HL (Council District 5): A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District and "C-3 S MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Specific Use Authorization for a Communication Transmission Tower to "I-1 HL MLOD-2 MLR-2 AHOD" General Industrial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District and "C-3 S HL MLOD-2 MLR-2 AHOD" General Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region-2 Airport Hazard Overlay District with Specific Use Authorization for a Communication Transmission Tower on 1.7684, NCB 18, located at 905 Nogalitos Street. Staff recommends Approval.

Staff stated 15 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Collins Garden Neighborhood Association.

No Citizens appeared to speak.**Motion**

Chair McGhee asked for a motion for item #Z2018-900055 HL as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Rosalez

In Favor: Head, Rosalez, Nix, Bustamante, Sipes, Gibbons, Kamath, McDaniel, Romero, McGhee

Opposed: None

Absent: Lopez

Motion Carried

- Item # 8 **(Continued from 01/15/19) ZONING CASE # Z-2018-900062 CD (Council District 5):** A request for a change in zoning from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District to "C-2 CD AHOD MLOD-2 MLR-2" Commercial Lackland Military Lighting Overlay Military Region 2 Airport Hazard Overlay District with Conditional Use for a Tattoo Parlor/Studio on Lot 23 and Lot 24, Block 9, NCB 3912, located at 308 Espinosa Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900018)

Staff stated 24 notices were mailed to property owners within 200 feet, 0 returned in favor, and 1 returned in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item #Z2018-900062 CD as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Rosalez

In Favor: Head, Rosalez, Nix, Bustamante, Sipes, Gibbons, Kamath, McDaniel, Romero, McGhee

Opposed: None

Absent: Lopez

Motion Carried

- Item #9 **(Continued from 01/15/19) ZONING CASE # Z-2018-900063 (Council District 7):** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.703 acres out of NCB 17957, located at 8373 Eckhert Road. Staff and Zoning Commission recommend Approval.

Staff stated 23 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Eckhert Crossing Neighborhood Association.

No Citizens appeared to speak.

Motion

Staff noted that the Item had not been considered for recommendation by the Commission and this was the formal consideration of the Item.

Chair McGhee asked for a motion for item #Z2018-900063 as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Rosalez

In Favor: Head, Rosalez, Nix, Bustamante, Sipes, Gibbons, Kamath, McDaniel, Romero, McGhee

Opposed: None

Absent: Lopez

Motion Carried

Item # 11 **ZONING CASE # Z-2018-900069 (Council District 1):** A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District to "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multifamily uses not to exceed 73 units on Lot 29, Block 8, NCB 708, located at 600 East Cesar E. Chavez Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900022)

Staff stated 20 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Lavaca Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item #Z2018-900069 as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Rosalez

In Favor: Head, Rosalez, Nix, Bustamante, Sipes, Gibbons, Kamath, McDaniel, Romero, McGhee

Opposed: None

Absent: Lopez

Motion Carried

- Item # 12 **ZONING CASE # Z-2018-900071 (Council District 5):** A request for a change in zoning from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.249 acres out of NCB 8096, located at 1601 Castroville Road. Staff recommends Approval.

Staff stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from Westwood Square Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item #Z2018-900071 as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Rosalez

In Favor: Head, Rosalez, Nix, Bustamante, Sipes, Gibbons, Kamath, McDaniel, Romero, McGhee

Opposed: None

Absent: Lopez

Motion Carried

- Item # 15 **ZONING CASE # Z-2018-900075 CD (Council District 2):** A request for a change in zoning from "MF-33 UC-2 NCD-6 AHOD" Multi-Family Broadway Urban Corridor Mahncke Park Neighborhood Conservation Airport Hazard Overlay District and "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to "MF-33 CD UC-2 NCD-6 AHOD" Multi-Family Broadway Urban Corridor Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Professional Office and "MF-33 CD NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Professional Office on 0.2169 acres out of NCB 6138, located at 123 Parland Place. Staff recommends Approval.

Staff stated 21 notices were mailed to property owners within 200 feet, 1 returned in favor, and 1 returned in opposition and no response from the Mahncke Park Neighborhood Association.

Motion

Chair McGhee asked for a motion for item #Z2018-900075 CD as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Rosalez

In Favor: Head, Rosalez, Nix, Bustamante, Sipes, Gibbons, Kamath, McDaniel, Romero, McGhee

Opposed: None

Absent: Lopez

Motion Carried

Item # 16 **ZONING CASE # Z-2018-900076 (Council District 10):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 25.425 acres out of NCB 14945, generally located southeast of Thousand Oaks Drive and Wurzbach Parkway. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA2018-900024)

Staff stated 10 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Hills of Park North Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item #Z2018-900076 as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Rosalez

In Favor: Head, Rosalez, Nix, Bustamante, Sipes, Gibbons, Kamath, McDaniel, Romero, McGhee

Opposed: None

Absent: Lopez

Motion Carried

Item # 17 **ZONING CASE # Z-2018-900077 CD (Council District 2):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales (Full Service) on Lot 11, Block 2, NCB 12524, located at 3951 Eisenhower Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 2018-900023)

Staff stated 13 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no registered neighborhood association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item #Z2018-900077 CD as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Rosalez

In Favor: Head, Rosalez, Nix, Bustamante, Sipes, Gibbons, Kamath, McDaniel, Romero, McGhee

Opposed: None

Absent: Lopez

Motion Carried

Item # 19 **ZONING CASE # Z-2018-900079 (Council District 1):** A request for a change in zoning from "I-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 RIO-7E MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.684 acres out of NCB 918, located at 514 West Cevallos Street. Staff recommends Approval.

Staff stated 10 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Collins Gardens Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item #Z2018-900079 as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Rosalez

In Favor: Head, Rosalez, Nix, Bustamante, Sipes, Gibbons, Kamath, McDaniel, Romero, McGhee

Opposed: None

Absent: Lopez

Motion Carried

Item # 20 **ZONING CASE # Z-2018-900080 (Council District 5):** A request for a change in zoning from "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 22, Block 12, NCB 8159, located at 4043 San Fernando Street. Staff recommends Approval.

Staff stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Las Palmas Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item #Z2018-900080 as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Rosalez

In Favor: Head, Rosalez, Nix, Bustamante, Sipes, Gibbons, Kamath, McDaniel, Romero, McGhee

Opposed: None

Absent: Lopez

Motion Carried

Item # 21 **ZONING CASE # Z-2018-900082 CD (Council District 7):** A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Party House, Reception Hall, Meeting Facility on 3.430 acres out of NCB 11780, located at 2823 Hillcrest Drive. Staff recommends Approval.

Staff stated 23 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Hillcrest Neighborhood Association.

No Citizens appeared to speak.

Motion

Chair McGhee asked for a motion for item #Z2018-900082 CD as presented.

Motion: Commissioner Head made a motion for approval.

Second: Commissioner Rosalez

In Favor: Head, Rosalez, Nix, Bustamante, Sipes, Gibbons, Kamath, McDaniel, Romero, McGhee

Opposed: None

Absent: Lopez

Motion Carried

Individual Consideration:

Item # 4 **(Continued from 01/15/19) ZONING CASE # Z-2018-900051 ERZD (Council District 8):** A request for a change in zoning from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "PUD MF-18 ERZD" Planned Unit Development Limited Density Multi-Family Edwards Recharge Zone District on 9.490 acres out of NCB 14615, located at 12735 Woller Road. Staff recommends Approval.

Staff stated 42 notices were mailed to property owners within 200 feet, 2 returned in favor, and 6 returned in opposition and with no official response from the Woller Creek Neighborhood Association. Twelve (12) residents outside the notification buffer are in opposition.

Mark Escalante, SAWS, reviewed the application and recommended approval of 65% impervious mixed use cover.

Caroline McDonald, Brown and Ortiz, stated they have met with the Neighborhood Association and submitted a plan to the Zoning Commission with the amendments requested by the Neighborhood Association. Mr. Lopez addressed the traffic issues.

The Following Citizens appeared to speak.

Steve Mikulas, 12544 Woller Rd., spoke in opposition
Clarisa Sandberg, 13002 Beacon Park, spoke in opposition
Don Disbennett, 7642 Woller Trail, spoke in opposition

Commissioner Lopez entered the meeting at 1:54pm

Motion

Chair McGhee made for a motion for item #Z2018900051 ERZD as presented.

Motion: Commissioner Romero made a motion for Approval with SAWS recommendations.

Second: Commissioner McDaniel

In Favor: Romero, McDaniel, Sipes, Bustamante, Nix, Rosalez, Gibbons, Kamath, Head, McGhee

Opposed: None

Abstain: Lopez

Motion Carried

Commissioner Lopez recused herself from the meeting at 1:56pm

Item # 6

(Continued from 01/15/19) ZONING CASE # Z-2018-900039 (Council District 5): A request for a change in zoning from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Multi-family uses not to exceed 200 units on 3.767 acres out of NCB 3551, located at 200 Tampico Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900011)

Staff stated 11 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and the Historic Westside Neighborhood Association is opposed. Twelve (12) residents outside the notification buffer are opposed.

Ashley Farrimond, Kaufman and Killen, spoke of the partnership between SAHA and the Mission Development Group and believes this zoning change is needed and will benefit the project.

The Following Citizens appeared to speak.

Mary Ann Hernandez, 1635 Potosi, spoke in opposition

Irma Hoffman, 3011 Whitetail Drive, yielded time to Ms. Hernandez

Nathalie Guerrero, 1226 Hidalgo, chose not to speak

Motion

Chair McGhee made for a motion for Approval for item #Z2018900039 as presented.

Motion: Commissioner Bustamante made a motion for Approval with the Plan Amendment

Second: Commissioner Head

In Favor: Bustamante, Head, Nix, McGhee, Rosalez, Sipes, Gibbons, Kamath, McDaniel, Romero

Opposed: None

Recused: Lopez

Motion Carried

Commissioner Lopez returned to the meeting at 2:34pm

Chairman McGhee moved up items #14 and #22 in light of Mr. Head having to leave the meeting by 3:00pm.

Item # 14

ZONING CASE # Z-2018-900074 CD (Council District 2): A request for a change in zoning from "R-5 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot 19, Block 6, NCB 1277, located at 1927 Interstate Highway 35 North. Staff recommends Approval.

Staff stated 25 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and Government Hill Neighborhood Association is opposed until both parties meet.

W. Campbell requested a continuance to March 5th, 2019.

No Citizens appeared to speak.

Motion

Chair McGhee made a motion for item #Z20189074 CD as presented.

Motion: Commissioner Head made a motion for a continuance to March 5, 2019.

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Romero, McGhee, Lopez, McDaniel, Nix, Rosalez, Sipes, Gibbons, Kamath,

Opposed: None

Motion Carried

Item #22 **ZONING CASE # Z-2018-900083 (Council District 2):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District and Auto Sales (Full Service) on 1.7484 acres out of NCB 30 and 6583, located at 1510 Hoefgen Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA-2018-900026)

Staff stated 26 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and Denver Heights Neighborhood Association.

Ian Cochran, Geo-Development Services, stated he provided the Commission with an updated site plan and wishes to move forward with this project.

The Following Citizens appeared to speak.

Sharon Needham Goodwin, not present to speak

Motion

Chair McGhee asked for a motion for item #Z2018083 as presented.

Motion: Commissioner Head made a motion for Approval

Second: Commissioner Bustamante

In Favor: Head, Bustamante, Sipes, McDaniel, Nix, Lopez, McGhee, Rosalez, Kamath, Romero

Opposed: None

Motion Carried

Item #10 **ZONING CASE # Z-2018-900044 CD (Council District 3):** A request for a change in zoning from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on 0.636 acres out of NCB 7692, located at 6014 South Flores Street. Staff recommends Approval.

Staff stated 23 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition and the Mission San Jose Neighborhood Association is in support.

Applicant was not present.

No Citizen appeared to speak.

Motion

Chair McGhee made for a motion for a continuance for item # Z-2018-900044 CD to February 19, 2019.

Second: Commissioner Head

In Favor: McGhee, Head, Bustamante, Rosalez, Sipes, Lopez, McDaniel, Nix, Kamath, Gibbons, Romero

Opposed: None

Abstain: Bustamante

Motion Carried

Commission Head Left the Meeting at 3:05pm

Item #13 **ZONING CASE # Z-2018-900073 (Council District 5):** A request for a change in zoning from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Region 1 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-1 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Region 1 Airport Hazard Overlay District for four (4) residential dwelling units on Lot 6, Lot 7 and Lot 8, Block 13, NCB 8096, located at 1413 Romero Street. Staff recommends Denial, with Alternate Recommendation.

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, and 2 returned in opposition and the Las Palmas Neighborhood Association is in favor of a continuance.

Ernesto Gomez, 1413 Romero, stated he would like to save the trees on the property asked the Commission if they had any questions.

The following Citizen appeared to speak.

Phillip Lucio, 1423 Romero, spoke in opposition.

Motion

Chair McGhee asked for a motion for item #Z2018900073 as presented.

Motion: Commissioner Bustamante made a motion for Approval

Second: Commissioner Gibbons

In Favor: Bustamante, Nix, Lopez, McGhee, Gibbons, Rosalez, Kamath

Opposed: Sipes, McDaniel, Romero

Motion Carried

Item #18 **ZONING CASE # Z-2018-900078 (Council District 5):** A request for a change in zoning from "C-2" MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the north 50 feet of Lot 7, and Lot 8-11, Block 11, NCB 2250, located at 323 North Zarzamora Street. Staff recommends Denial.

Staff stated 34 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition and no response from the Prospect Hill Neighborhood Association.

Vicky Analco, Nathan Properties, requested the board full support. They have owned the property for 4 years and stated prospective buyers wished it were zoned C-3. She also read comments from neighbors.

The Following Citizen appeared to speak.

Josefa Moreno, 3535 W. Salinas, was not opposed but asked to put a dignified business there.

Motion

Chair McGhee asked for a motion for item #Z2018-900078 as presented

Motion: Commissioner Bustamante made a motion for Denial

Second: Commissioner Rosalez

In Favor: Bustamante, Gibbons, Rosalez, Lopez, Sipes, Nix, Kamath, McDaniel, McGhee, Romero

Opposed: None

Motion Carried

Approval of Minutes

Item # 23 Consideration and Approval on the Minutes from February 5, 2019.

Chair McGhee motioned for approval of the minutes and all the Commissioners voted in the affirmative as amended.

Director's Report: None

Adjournment

There being no further business, the meeting was adjourned at 3:42 p.m.

APPROVED

A handwritten signature in black ink, appearing to be 'J. McGhee', written over the word 'APPROVED'.

Joy McGhee, Chair

ATTEST:

A handwritten signature in green ink, appearing to be 'Melissa Ramirez', written over the word 'ATTEST:'.

Melissa Ramirez, Assistant Director