

FILE NUMBER: Z212-119 (OA)

DATE FILED: October 22, 2021

LOCATION: Southwest line of North Garrett Avenue, north of the intersection of Ross Avenue and Bennett Avenue

COUNCIL DISTRICT: 2

MAPSCO: 36 W

SIZE OF REQUEST: ± 0.20 acres

CENSUS TRACT: 9.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: TG Miller, LLC

REQUEST: An application for a CR Community Retail District with volunteered deed restrictions, on property zoned LO-1 Limited Office District.

SUMMARY: The purpose of the request is to allow the expansion of the adjacent car wash on the site.

CPC RECOMMENDATION: Approval subject to deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The subject site is currently developed with an office use.
- The purpose of the request is to expand the adjacent Car Wash.
- At the December 16, 2022, the applicant volunteered deed restrictions to further limit the allowable uses on site.

Zoning History: There has been one zoning request in the surrounding area in the past five years:

1. **Z212-123:** An application for an MF-2(A) Multifamily District on property zoned a CR Community Retail District on the Northeast line of North Garrett Avenue, northwest of Ross Avenue. [Under review]

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|----------------------|---------------------|-----------------------|
| North Garrett Avenue | Local | - |
| Ross Avenue | Community Collector | - |

Traffic:

The Engineering Division of the Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The request complies with land use goals and policies of the Comprehensive Plan.

GOAL 1.2 Promote Desired Development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns

GOAL 2.1 Promote Balanced Growth.

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

GOAL 2.4 Create and Maintain an environment Friendly to businesses and Entrepreneurs.

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

Surrounding Land Uses:

| | Zoning | Land Use |
|--------------|--|---|
| Site | LO-1 Light Office | Office |
| North | LO-1 Light Office NS(A) Neighborhood Service | Child-care facility, commercial parking / Multifamily |
| East | CR Community Retail | Car Wash |
| South | CR Community Retail NO(A) Neighborhood Office | Retail |
| West | NS(A) Neighborhood Service | Retail and office |

Land Use Compatibility:

The purpose of the request is to allow for the expansion of the existing car wash use abutting the property to the east of the site. The site is currently developed with a one-story medical office structure, the lot is approximately 8,712 square feet in area, and the existing zoning is LO-1 Limited Office District. The uses surrounding the site consist of the parking lot of a church and retail uses to the west, a Car Wash use to the south, a child-care facility to the north and a commercial parking lot and retail to the east.

The proposed site is located adjacent to CR Community Retail District to the East, South, and west, NS(A) Neighborhood Service uses to the north. The proposed CR Community Retail District is an appropriated zoning district for the site and has the potential to be utilized better with the adjacent sites with the conversion to CR Community Retail.

Therefore, the staff is in support of the proposed zoning since these uses are compatible with the proposed CR Community Retail District and future land uses and the request complies with land use goals and policies of ForwardDallas Comprehensive Plan by ensuring that zoning is flexible enough to respond to changing economic conditions. Furthermore, the proposed expansion of the car wash will require a Development Impact Review (DIR) before the issuance of a permit to build.

Use Comparison Table:

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

LEGEND

| | |
|---|---|
| | Use prohibited |
| • | Use permitted by right |
| S | Use permitted by Specific Use Permit |
| D | Use permitted subject to Development Impact Review |
| R | Use permitted subject to Residential Adjacency Review |
| ★ | Consult the use regulations in Section 51A-4.200 |

| | Existing LO-1 | Proposed CR | Deed Restriction |
|---|------------------|----------------|---------------------|
| Use | | | Use prohibited |
| AGRICULTURAL USES | | | |
| Animal production | | | |
| Commercial stable | | | |
| Crop production | • | • | |
| Private stable | | | |
| COMMERCIAL AND BUSINESS SERVICE USES | | | |
| Building repair and maintenance shop | | • | |
| Bus or rail transit vehicle maintenance or storage facility | | | |
| Catering service | • | • | |
| Commercial cleaning or laundry plant | | | |
| Custom business services | | • | |
| Custom woodworking, furniture construction, or repair | | | |
| Electronics service center | | • | |
| Job or lithographic printing | | | |
| Labor hall | | | |
| Machine or welding shop | | | |
| Machinery, heavy equipment, or truck sales and services | | | |
| Medical or scientific laboratory | • | • | |
| Technical school | | | |
| Tool or equipment rental | | • | |
| Vehicle or engine repair or maintenance | | | |
| INDUSTRIAL USES | | | |
| Alcoholic beverage manufacturing | | | |
| Gas drilling and production | S | S | |
| Gas pipeline compressor station | | | |
| Industrial (inside) | | | |
| Industrial (inside) for light manufacturing | | | |

| | Existing LO-1 | Proposed CR | Deed Restriction |
|--|------------------|----------------|---------------------|
| Use | | | Use prohibited |
| Industrial (outside) | | | |
| Medical/infectious waste incinerator | | | |
| Metal salvage facility | | | |
| Mining | | | |
| Municipal waste incinerator | | | |
| An organic compost recycling facility | | | |
| Outside salvage or reclamation | | | |
| Pathological waste incinerator | | | |
| Temporary concrete or asphalt batching plant | ★ | ★ | |
| INSTITUTIONAL AND COMMUNITY SERVICE USES | | | |
| Adult daycare facility | L | • | |
| Cemetery or mausoleum | S | S | |
| Child-care facility | L | • | |
| Church | • | • | |
| College, university, or seminary | • | • | |
| Community service center | S | S | |
| Convalescent and nursing homes, hospice care, and related institutions | | | |
| Convent or monastery | • | • | |
| Foster home | | | |
| Halfway house | | | |
| Hospital | | S | |
| Library, art gallery, or museum | • | • | |
| Public or private school | R/S | S | |
| LODGING USES | | | |
| Extended stay hotel or motel | | | |
| Hotel or motel | | S | |
| Lodging or boarding house | | S | |
| Overnight general-purpose shelter | • | ★ | |
| MISCELLANEOUS USES | | | |
| Carnival or circus (temporary) | ★ | ★ | |
| Hazardous waste management facility | | | |
| Attached non-premise sign | | S | |
| Temporary construction or sales office | • | • | |
| OFFICE USES | | | |
| Alternative financial establishment | • | S | |
| A financial institution without a drive-in window | • | • | |
| A financial institution with a drive-in window | S | DIR | |
| A medical clinic or ambulatory surgical center | • | • | |

| | Existing LO-1 | Proposed CR | Deed Restriction |
|---|------------------|----------------|---------------------|
| Use | | | Use prohibited |
| Office | • | • | |
| RECREATION USES | | | |
| Country club with private membership | • | • | |
| A private recreation center, club, or area | S | • | |
| Public park, playground, or golf course | • | • | |
| RESIDENTIAL USES | | | |
| College dormitory, fraternity, or sorority house | • | • | |
| Duplex | | | |
| Group residential facility | | | |
| Handicapped group dwelling unit | | | |
| Manufactured home park, manufactured home subdivision, or campground | | | |
| Multifamily | | | |
| Residential hotel | | | |
| Retirement housing | | | |
| Single family | | | |
| RETAIL AND PERSONAL SERVICE USES | | | |
| Alcoholic beverage establishments. | • | • | |
| Animal shelter or clinic without outside runs | | • | |
| Ambulance service | | • | |
| Auto service center | | • | |
| Business school | • | • | |
| Car wash | | • | |
| Commercial amusement (inside) | | SUP | |
| Commercial amusement (outside) | | SUP | |
| Commercial motor vehicle parking | | | |
| Commercial parking lot or garage | | • | |
| Convenience store with a drive-through | | • | |
| Dry cleaning or laundry store | • | • | |
| Furniture store | | • | |
| General merchandise or food store 3,500 square feet or less | • | • | |
| General merchandise or food store greater than 3,500 square feet | | SUP | |
| Home improvement center, lumber, brick or building materials sales yard | | • | |
| Household equipment and appliance repair | | • | |
| Liquor store | | • | |
| The motor vehicle fueling station | | • | |
| Nursery, garden shop, or plant sales | | • | |

| | Existing LO-1 | Proposed CR | Deed Restriction |
|--|------------------|----------------|---------------------|
| Use | | | Use prohibited |
| Mortuary, funeral home, or commercial wedding chapel | | • | |
| Paraphernalia shop | | S | |
| Pawnshop | | | |
| Personal service use | • | • | |
| Restaurant without drive-in or drive-through service | • | R | |
| Restaurant with drive-in or drive-through service | | D | |
| Surface parking | | | |
| Swap or buy shop | | • | |
| Taxidermist | | | |
| Temporary retail use | | • | |
| Theater | | • | |
| Truckstop | | | |
| Vehicle display, sales, and service | | | |
| TRANSPORTATION USES | | | |
| Airport or landing field | | | |
| Commercial bus station and terminal | | | |
| Heliport | | | |
| Helistop | | | |
| Private street or alley | S | | |
| Railroad passenger station | | | |
| Railroad yard, roundhouse, or shops | | | |
| STOL (short take-off or landing port) | | | |
| Transit passenger shelter | • | • | |
| Transit passenger station or transfer center | S | S | |
| UTILITY AND PUBLIC SERVICE USES | | | |
| Commercial radio or television transmitting station | • | • | |
| Electrical generating plant | • | | |
| Electrical substation | • | • | |
| Local utilities | • | S | |
| Police or fire station | S | • | |
| Post office | S | • | |
| Radio, television, or microwave tower | S | S | |
| Refuse transfer station | | | |
| Sanitary landfill | | | |
| Sewage treatment plant | | | |
| Tower/antenna for cellular communication | • | ★ | |
| Utility or government installation other than listed | | SUP | |
| Water treatment plant | | | |
| WHOLESALE, DISTRIBUTION, AND STORAGE USES | | | |

| | Existing LO-1 | Proposed CR | Deed Restriction |
|--|------------------|----------------|---------------------|
| Use | | | Use prohibited |
| Auto auction | | | |
| Building mover's temporary storage yard | | | |
| Contractor's maintenance yard | | | |
| Freight terminal | | | |
| Livestock auction pens or sheds | | | |
| Manufactured building sales lot | | | |
| Mini-warehouse | | S | |
| Office showroom/warehouse | | | |
| Outside storage | | | |
| Petroleum product storage and wholesale | | | |
| Recycling buy-back center | | • | |
| Recycling collection center | | • | |
| Recycling drop-off container | • | • | |
| Recycling drop-off for special occasion collection | • | • | |
| Sand, gravel, or earth sales and storage | | | |
| Trade center | | | |
| Vehicle storage lot | | | |
| Warehouse | | | |

Development Standards:

| DISTRICT | SETBACKS | | Density | Height | Lot Coverage | PRIMARY Uses |
|--|---|--|---|---------------------------|-----------------|----------------------------|
| | Front | Side/Rear | | | | |
| Existing: LO-1 Limited Office | 15' or an additional 20' if the structure is over 45' in height. | 20' if adjacent to any residential zoning 0' for all others | 1.0 | 70' RPS applies | 80% | Office/Personal Service |
| Proposed: CR | 15' | 20' Adjacent or directly across an alley from residential OTHER: No Min. | FAR .5 for office uses 0.75 for all uses combined | 54' RPS applies | 60% | Retail/Personal Service |

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For a car wash use, no parking spaces are required if the floor area is between 0 to 10,000 square feet, 1 parking space is required if the floor area is between 10,000 to 60,000 square feet, and 1 additional for each additional 60,000 or fraction thereof. The applicant must meet this section of the code at the permitting stage of the development.

Landscaping:

Landscaping of the property must be provided in accordance with Article X, as amended.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strengths or weaknesses. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is uncategorized.

CPC ACTION
DECEMBER 16, 2021

Motion: It was moved to recommend **approval** of a CR Community Retail District, subject to deed restrictions volunteered by the applicant on property zoned LO-1 Limited Office District, on the southwest line of North Garrett Avenue, north of the intersection of Ross Avenue and Bennett Avenue.

Maker: Hampton
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Popken, Hampton, Anderson, Shidid,
Carpenter, Jackson, Blair, Jung, Haqq,
Kingston, Rubin

Against: 0
Absent: 2 - Suhler, Stanard
Vacancy: 2 - District 3, District 10

Notices: Area: 200 Mailed: 53
Replies: For: 0 Against: 0

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: None

List of Partners/Principals/Officers

KIMBERLY W MILLER, secretary

KIMBERLY W MILLER, director

THOMAS G MILLER, president

THOMAS G MILLER, director

TOM MILLER, agent

DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DALLAS)

I.

The undersigned, T.G. Miller, LLC a Texas limited liability company ("the Owner"), is the owner of the following described property ("the Property"), being all of Lot 34, Block 4/673 of College Hill Addition, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Marlisa Limited Partnership, by deed dated September 13, 2021, and recorded in Instrument Number 202100273061 in the Deed Records of Dallas County, Texas.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

- (a) The following uses are prohibited:
- (1) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - Medical or scientific laboratory.
 - Tool or equipment rental.
 - (2) Institutional and community service uses.
 - College, university, or seminary.
 - Community service center.
 - Hospital.
 - Open-enrollment charter school or private school.
 - (3) Lodging uses.
 - Hotel or motel.
 - Lodging or boarding house.
 - Overnight general purpose shelter.
 - (4) Office uses.
 - Alternative financial establishment.

(Deed Restrictions) - Page 1

- Financial institution with drive-in window.
- (5) Recreation uses.
 - Private recreation center, club, or area.
- (6) Residential uses.
 - College dormitory, fraternity, or sorority house.
- (10) Retail and personal service uses.
 - Alcoholic beverage establishments.
 - Ambulance service.
 - Animal shelter or clinic without outside runs.
 - Business school.
 - Commercial amusement (inside).
 - Commercial amusement (outside).
 - Commercial parking lot or garage.
 - Convenience store with drive-through.
 - Furniture store.
 - General merchandise or food store greater than 3,500 square feet.
 - General merchandise or food store 100,000 square feet or more.
 - Home improvement center, lumber, brick, or building materials sales yard.
 - Household equipment and appliance repair.
 - Liquor store.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Paraphernalia shop.
 - Restaurant with drive-in or drive-through service.
 - Swap or buy shop.
 - Temporary retail use.
 - Theater.
- (11) Utility and public service uses.
 - Commercial radio or television transmitting station.
 - Electrical substation.
 - Police or fire station.
 - Post office.
- (13) Wholesale, distribution, and storage uses.
 - Mini-warehouse.
 - Recycling buy-back center.
 - Recycling collection center.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

(Deed Restrictions) - Page 3

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the ____ day of _____, 2022.

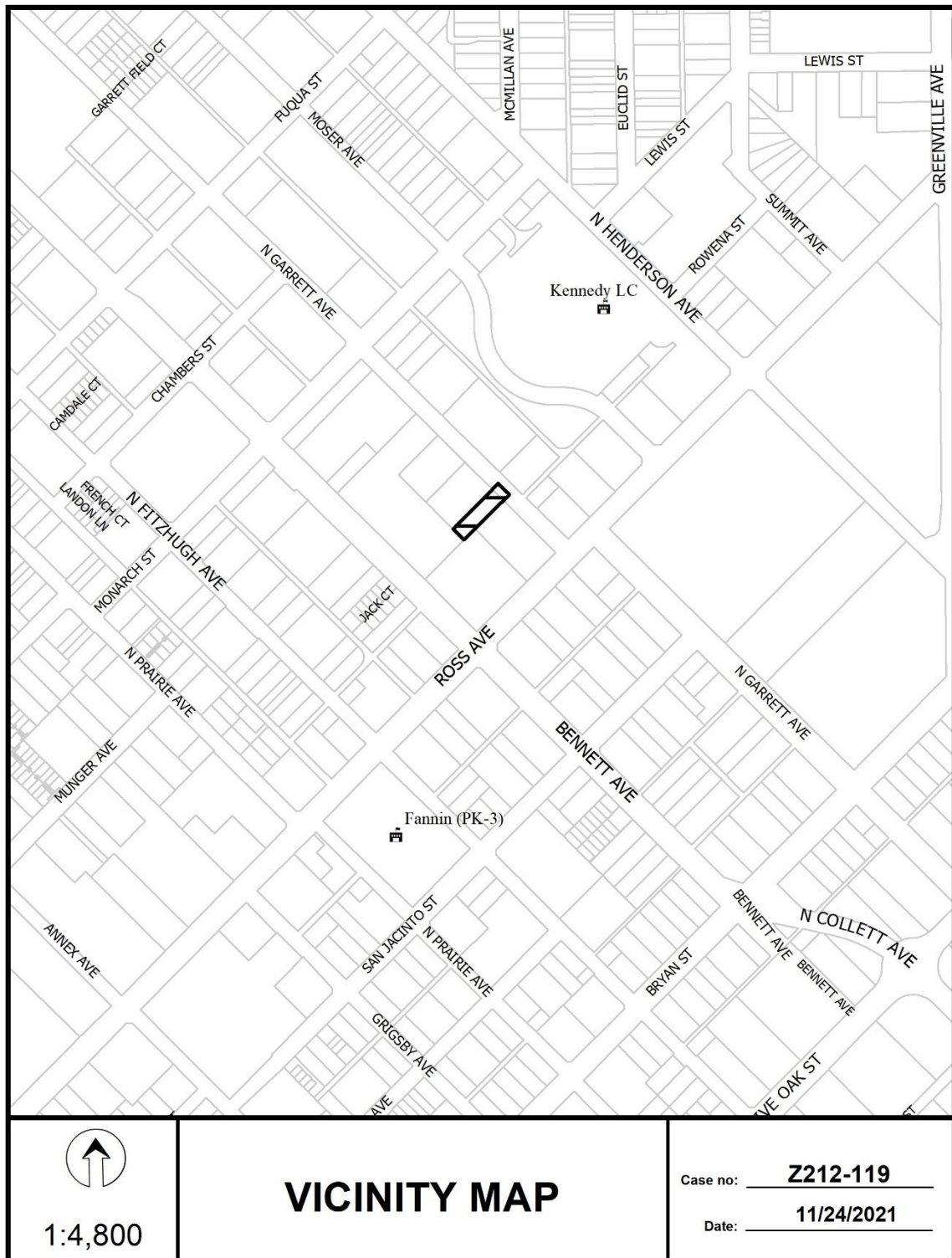
T.G. Miller, LLC

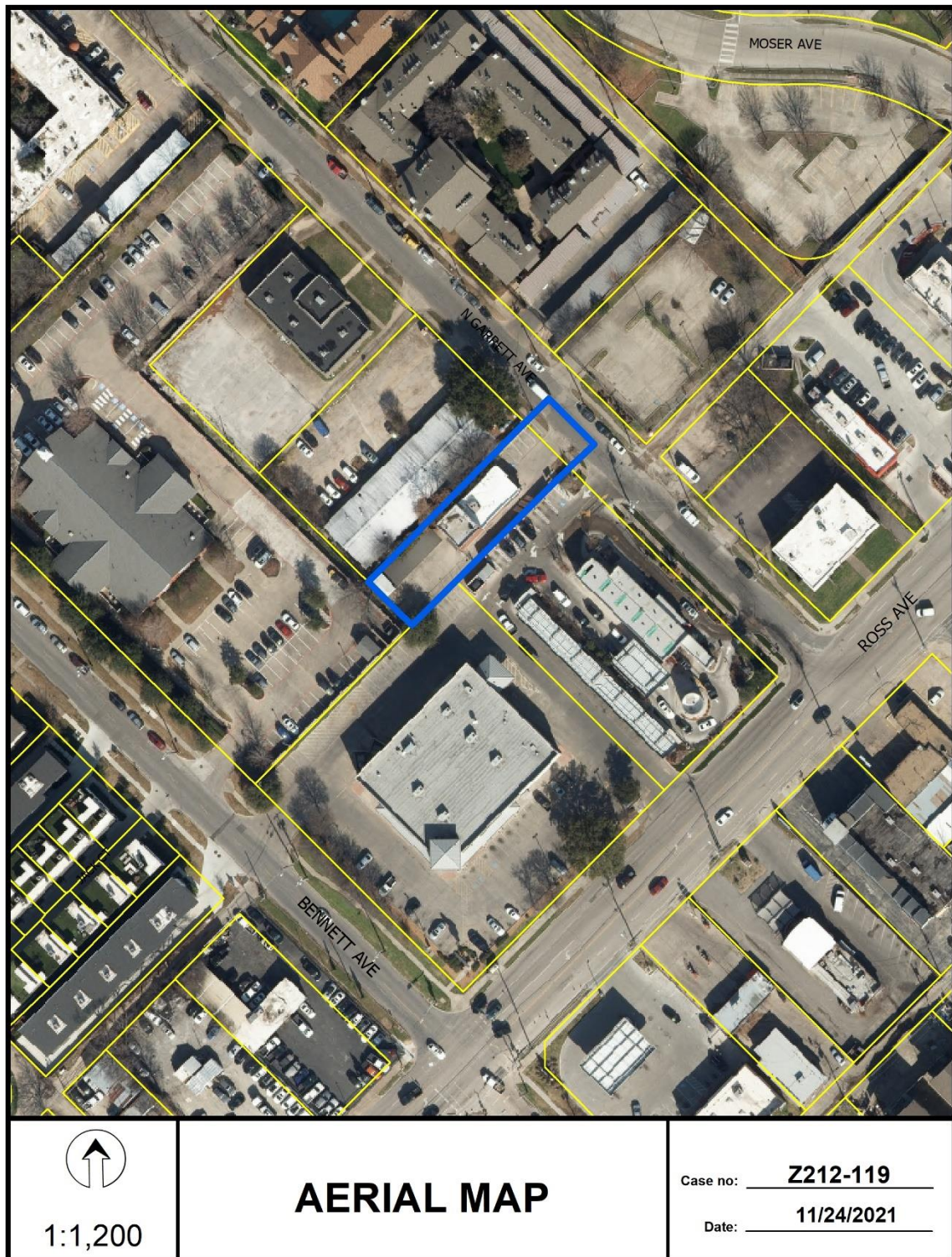
Owner

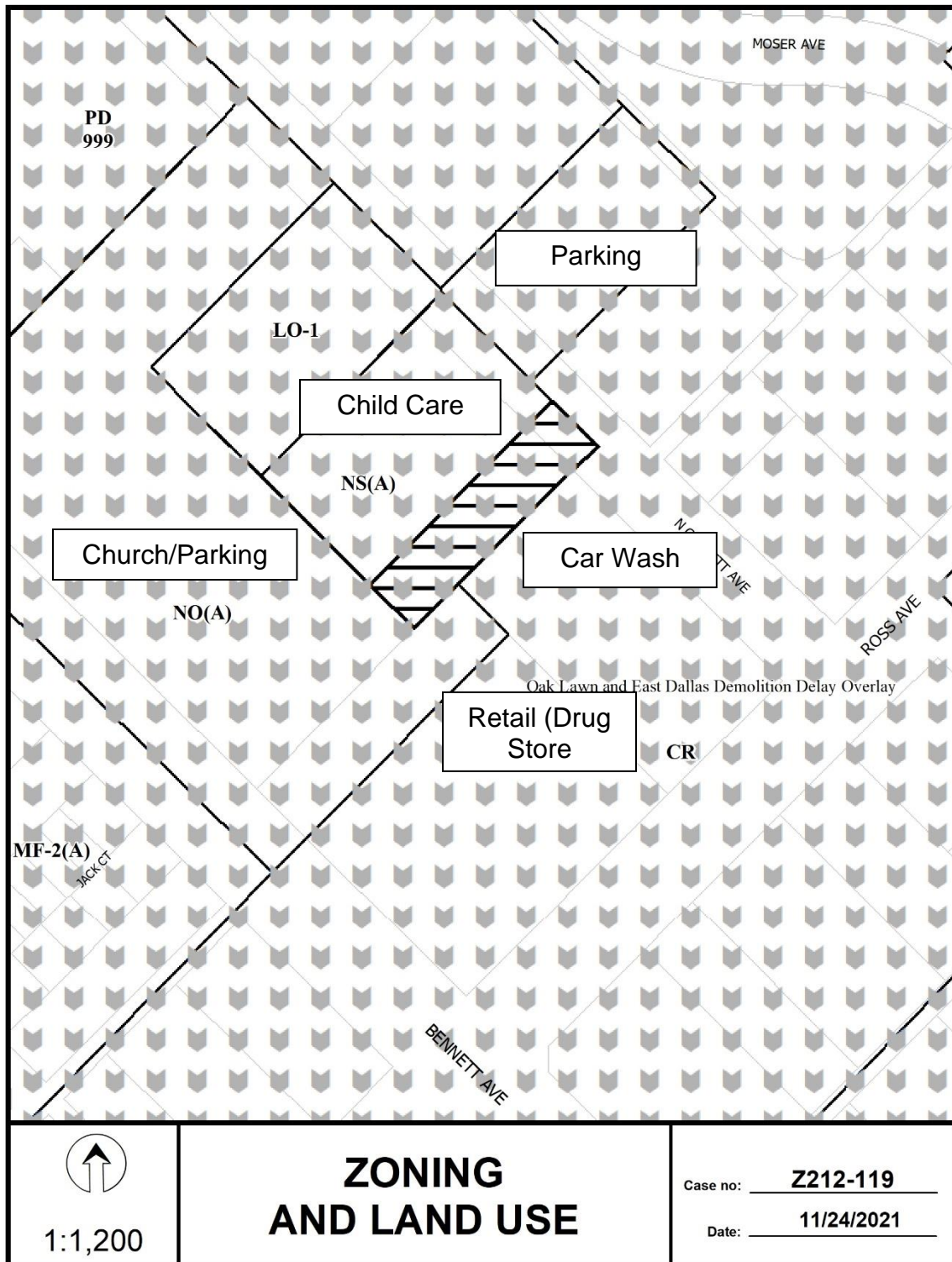
By: _____

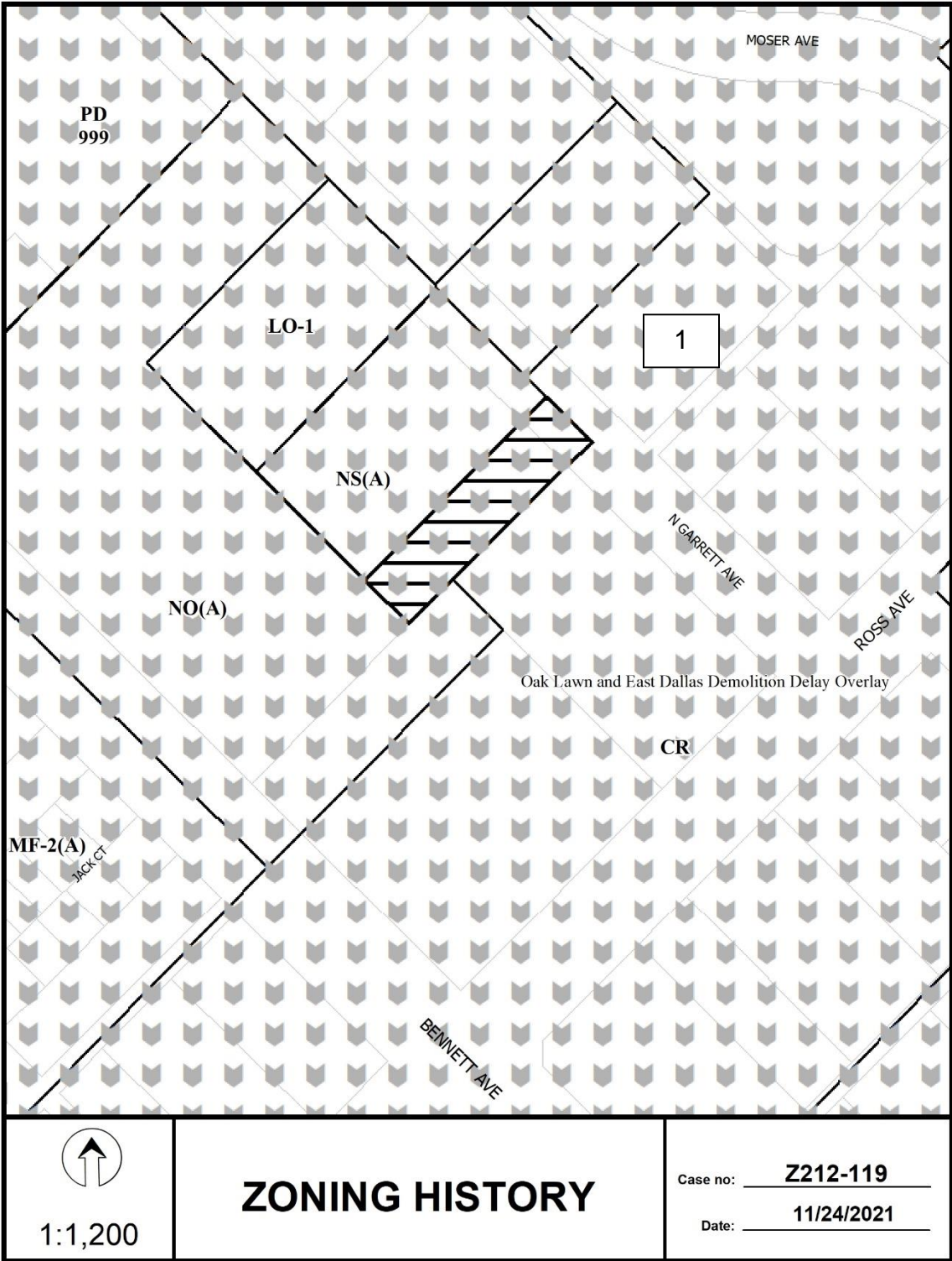
Printed Name: _____

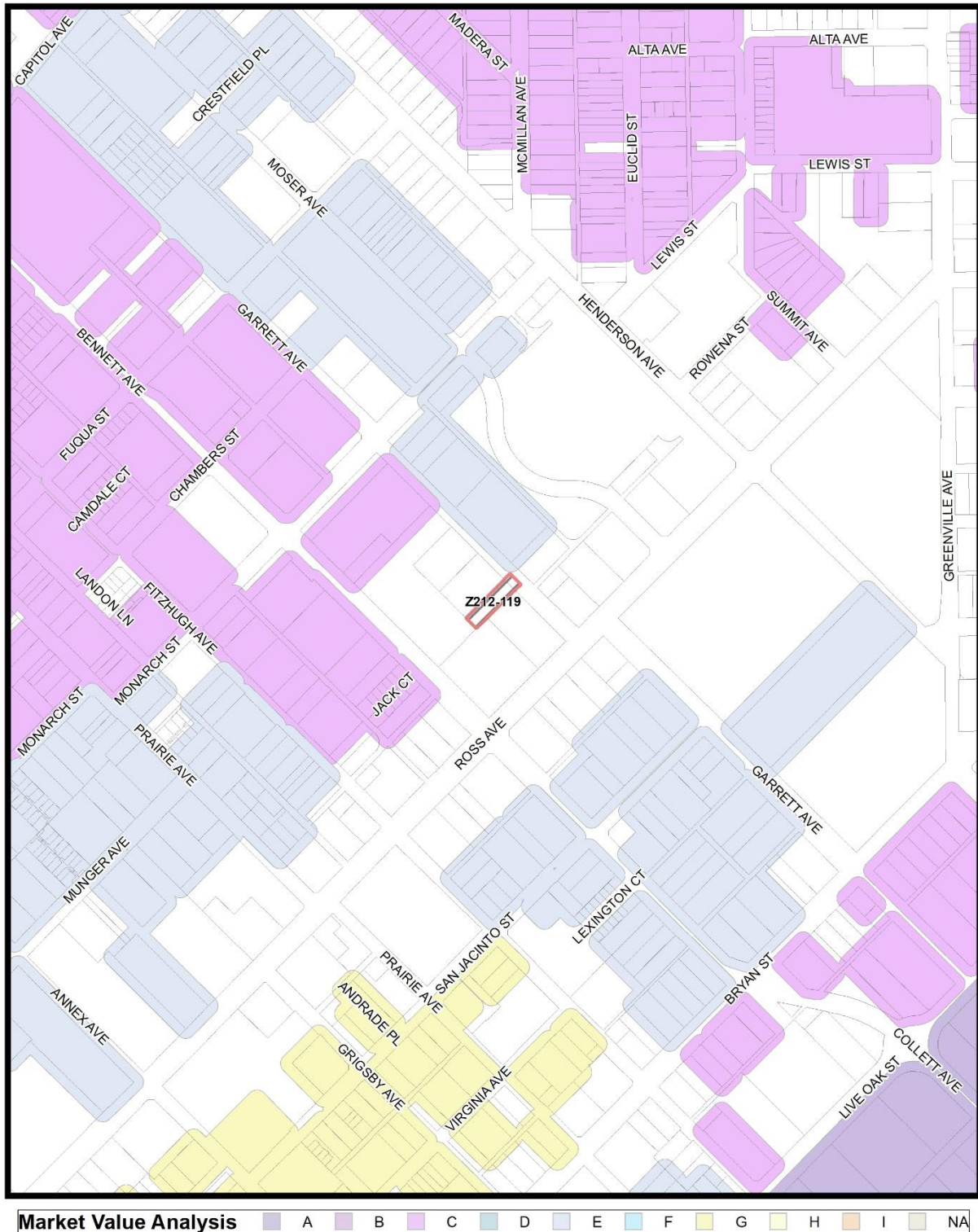
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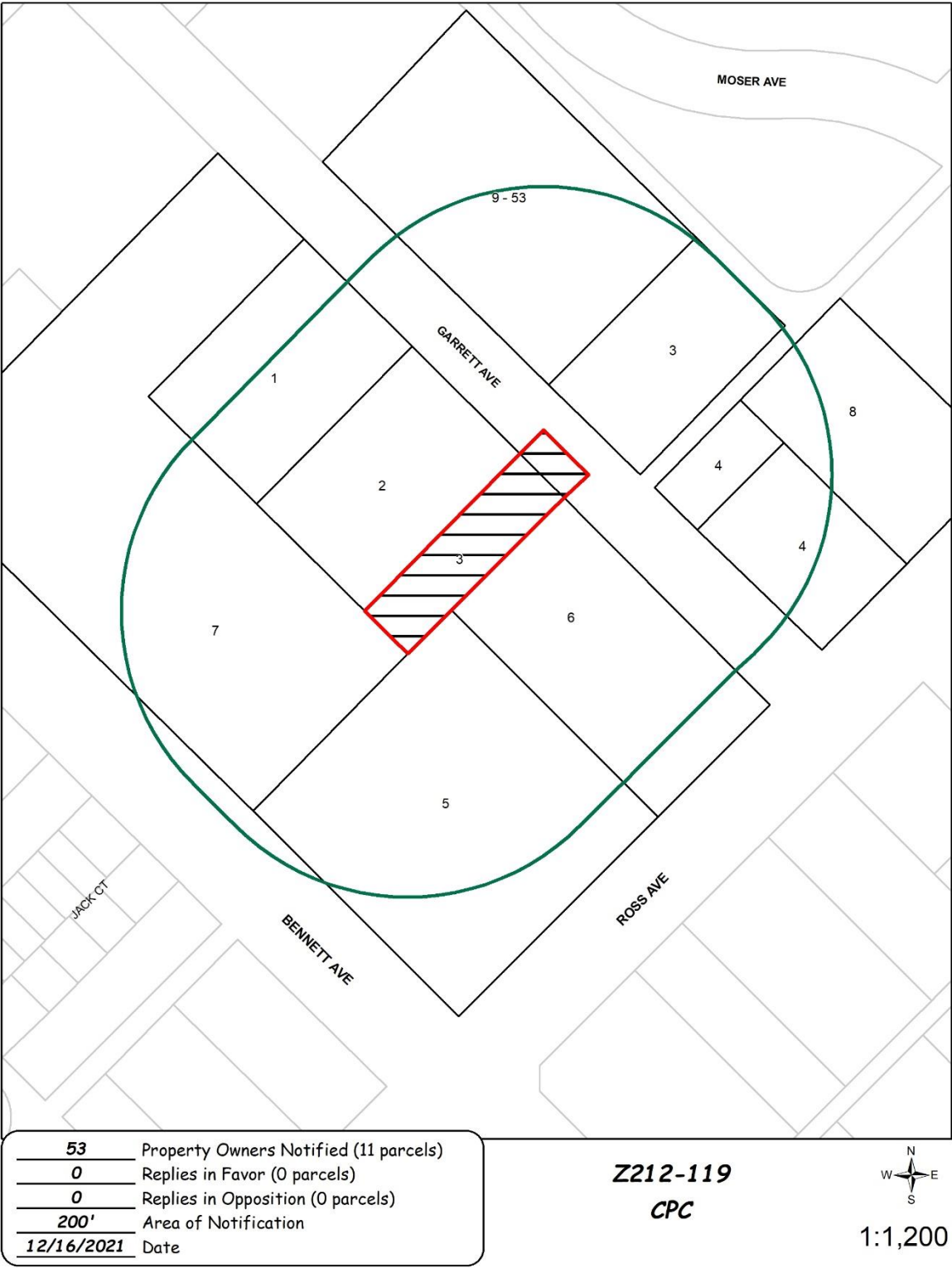












12/15/2021

Reply List of Property Owners***Z212-119******53 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|--|
| | 1 | 1805 N GARRETT AVE | MEDHANFALEM ERITREAN |
| | 2 | 1721 N GARRETT AVE | COMUNIDAD DE ESPERANZA |
| | 3 | 1717 N GARRETT AVE | MARLISA LTD PARTNERSHIP |
| | 4 | 5101 ROSS AVE | DIOSCORIDES & AVICENNA HOLDINGS LLC |
| | 5 | 5001 ROSS AVE | MV1 PROPERTIES LLC |
| | 6 | 5021 ROSS AVE | MILLER BLAKEWELL LLC |
| | 7 | 1800 BENNETT AVE | CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS |
| | 8 | 5111 ROSS AVE | WAFFLE HOUSE INC |
| | 9 | 1810 N GARRETT AVE | RODRIGUEZ ESPERANZA & |
| | 10 | 1810 N GARRETT AVE | AMADOR LUDMILA & ANA |
| | 11 | 1810 N GARRETT AVE | C&C RESIDENTIAL PROPERTIES INC |
| | 12 | 1810 N GARRETT AVE | THOMPSON LOIS J & JOSE J MEJIA |
| | 13 | 1810 N GARRETT AVE | EARLY VIRGINIA |
| | 14 | 1810 N GARRETT AVE | LOPEZ JUAN PABLO MARQUEZ |
| | 15 | 1810 N GARRETT AVE | WOLF BEE HOLDINGS LLC |
| | 16 | 1810 N GARRETT AVE | C&C RESIDENTIAL PROPERTIES INC |
| | 17 | 1810 N GARRETT AVE | MARTTULS LLC |
| | 18 | 1810 N GARRETT AVE | OCONNOR PATRICK D |
| | 19 | 1810 N GARRETT AVE | VILLAGOMEZ MARIA |
| | 20 | 1810 N GARRETT AVE | RATLIFF HARVEY LOCKE & |
| | 21 | 1810 N GARRETT AVE | CUELLAR PRECILIANO & |
| | 22 | 1810 N GARRETT AVE | RATLIFF HARVEY LOCKE |
| | 23 | 1810 N GARRETT AVE | RODRIGUEZ MARIA CRUZ |
| | 24 | 1810 N GARRETT AVE | CUELLARMARTINEZ PRECILIANO & |
| | 25 | 1810 N GARRETT AVE | CALEY KATHRYN |
| | 26 | 1810 N GARRETT AVE | GUITERREZ VICTOR & MARIA |

12/15/2021

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|--------------------|------------------------------|
| | 27 | 1810 N GARRETT AVE | OWEN FRED D |
| | 28 | 1810 N GARRETT AVE | FUSSELMAN ELAINE |
| | 29 | 1810 N GARRETT AVE | MAKARA MIKE |
| | 30 | 1810 N GARRETT AVE | SARMIENTO ANA MARIA |
| | 31 | 1810 N GARRETT AVE | GUTIERREZ NORMA IRENE |
| | 32 | 1810 N GARRETT AVE | MORALES ROSALIA |
| | 33 | 1810 N GARRETT AVE | SIKES ROBERT C LLC & |
| | 34 | 1810 N GARRETT AVE | HOUNG WINNIE |
| | 35 | 1810 N GARRETT AVE | MACIAS GUSTAVO |
| | 36 | 1810 N GARRETT AVE | FLORES JUAN & MARIA |
| | 37 | 1810 N GARRETT AVE | GARZA MANUEL & FATIMA A CANO |
| | 38 | 1810 N GARRETT AVE | DIJKMAN CELIA MARIA TRUST |
| | 39 | 1810 N GARRETT AVE | REYES SYLVIA |
| | 40 | 1810 N GARRETT AVE | MAKARA MICHAEL |
| | 41 | 1810 N GARRETT AVE | MACIAS GUSTAVO |
| | 42 | 1810 N GARRETT AVE | GUTIERREZ NORMA I |
| | 43 | 1810 N GARRETT AVE | FLORES LETICIA |
| | 44 | 1810 N GARRETT AVE | TBPR PROPERTIES LLC |
| | 45 | 1810 N GARRETT AVE | HUBER WILLIAM R |
| | 46 | 1810 N GARRETT AVE | ESTRELLA YOJAIDA |
| | 47 | 1810 N GARRETT AVE | ZAK PAUL A |
| | 48 | 1810 N GARRETT AVE | FLORES JUANITA L |
| | 49 | 1810 N GARRETT AVE | ANDINO JUAN FRANCISCO & |
| | 50 | 1810 N GARRETT AVE | WEST DON M & |
| | 51 | 1810 N GARRETT AVE | YBARRA ALFONZO R |
| | 52 | 1810 N GARRETT AVE | YBARRA AL |
| | 53 | 1810 N GARRETT AVE | GUTIERREZ NORMA IRENE |