

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0054 Alarid Residence

Z. P. C. DATE: 10/25/11, 11/15/11

ADDRESS: 8004 Two Coves Drive

AREA: 3.88 Acres

APPLICANT: David Alarid

AGENT: Jim Bennett Consulting
(Jim Bennett)

NEIGHBORHOOD PLAN AREA: None

CAPITOL VIEW: No

WATERSHED: West Bull Creek

T.I.A.: No.

HILL COUNTRY ROADWAY: No

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: DR – Development Reserve

ZONING TO: RR – Rural Residence

SUMMARY STAFF RECOMMENDATION:

Staff recommends RR – Rural Residence, Conditional Overlay. The Conditional Overlay would limit the property to one dwelling unit.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve RR-CO zoning with only 1 single family living unit, was approved by Commissioner Sandra Baldrige's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 5-2; Commissioners Betty Baker and Jason Meeker voted against the motion (nay).

DEPARTMENT COMMENTS:

The property is currently developed with a single family residence and is zoned Development Reserve (DR). The applicant has indicated that he would like to change his zoning in order to receive a higher impervious cover limit. Under Development Reserve the impervious cover is limited to fifteen thousand square feet (15,000). If you take the lot size and divide the allowable impervious cover for DR zoning, it equates to approximately nine percent (9%) impervious cover for the subject property. The watershed impervious cover is limited to thirty percent (30%) so the applicant is requesting Single Family Residence, Large Lot zoning so he can utilize the maximum impervious cover allowed for this lot. There is a valid petition against the zone change for this case.

BASIS FOR RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

Granting the zone change request would be in keeping with the surrounding uses to the south, east and west, which is single family residential.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	DR	Single family residence
NORTH	RR	Undeveloped
SOUTH	DR	Single family residence
EAST	DR	Single family residence
WEST	DR	Single family residence

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
		No recent histories	

NEIGHBORHOOD ORGANIZATION:

- Steiner Ranch HOA
- Austin Neighborhoods Council
- Glen Lake HOA
- Long Canyon HOA
- Long Canyon Phase II & III HOA

SCHOOLS:

Bryker Woods Elementary School
 OHenry Middle School
 Austin High School

SITE PLAN COMMENTS RECEIVED:

No site plan comments

TRANSPORTATION COMMENTS RECEIVED:

TR1: Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Two Coves Drive	60'	18'	Local	Not Available

TR2: No additional right-of-way is needed at this time.

TR3: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

TR4: There are no existing sidewalks along Two Coves Drive.

TR5: According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Two Coves Drive.

TR6: Capital Metro bus service is not available within 1/4 mile of this property.

ENVIRONMENTAL COMMENTS RECEIVED:

- 1) The site is not located over the Edwards Aquifer Recharge Zone. The site is in the West Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

- 2) According to flood plain maps there is no flood plain in or within close proximity of the project location.
- 3) The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
- 4) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 5) Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
- 6) Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.
- 7) At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

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CITY COUNCIL DATE: November 10th, 2011
January 26th, 2012

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



ZONING

ZONING CASE#: C14-2011-0054
 LOCATION: 8004 TWO COVES DR
 SUBJECT AREA: 3.88 ACRES
 GRID: E30, E31
 MANAGER: CLARK PATTERSON



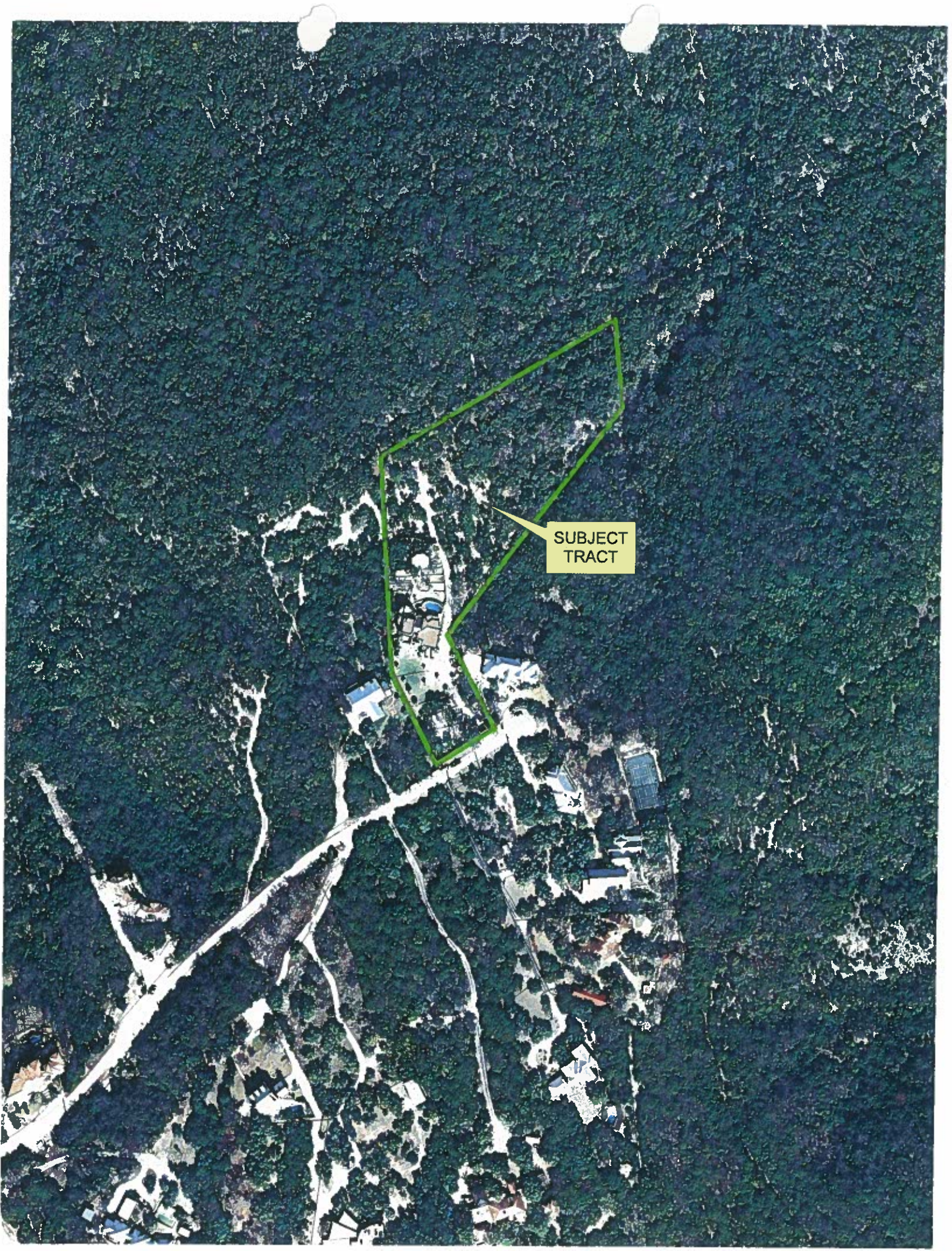
SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1"=400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



SUBJECT
TRACT

P E T I T I O N

Date: 11/10/2011

File Number: C14-2011-0054

Address of Rezoning Request: 8004 Two Coves Drive

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Development Reserve (DR), which is the current zoning, or Rural Residential (RR).

(STATE REASONS FOR YOUR PROTEST)

The SF-2 zoning requested by the applicant and the SF-1 zoning recommended by City of Austin staff are both inappropriate for this property. Given the size and topography of this lot, and the proximity of nearby neighborhoods of similar character which are zoned RR, this property should be zoned either DR or RR.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Don Daniels

DON DANIELS 8008 Two Coves

Daniel Hickox

Daniel Hickox 8001 Two Coves

Fred Neuenschwander

Fred Neuenschwander 8000 Two Coves

De Tesar

DE TESAR 8005 Two Coves

Gretchen Nagaitis

Gretchen Nagaitis 8111 Two Coves

Mark Nagaitis

Mark Nagaitis 8111 Two Coves

Rogene Tesar

Rogene Tesar 8005 Two Coves

Marc Yagjian

MARC YAGJIAN 8007 Two Coves

Eric Hanlon

ERIC HANLON 8102 Two Coves

Linda Neuenschwander

LINDA NEUENSCHWANDER 8000 TWO COVES

P E T I T I O N

Date: 11/21/11

File Number: C14-2011-0054

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Signature

Printed Name

Address

Sherril Pogue Sherril Pogue 8114 Two Coves Dr

P E T I T I O N

Date: 11/25/11

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Signature

Printed Name

Address

<u>Anna Truchard</u>	<u>ANNA TRUCHARD</u>	<u>8115 TWO COVES DR, AUSTIN TX</u>
<u>[Signature]</u>	<u>Michael Truchard</u>	<u>8115 Two Coves Dr, Austin TX</u>
		<u>78730</u>
		<u>78730</u>

P E T I T I O N

Date: 11/21/11

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Signature

Printed Name

Address



THOMAS V. SCARPATO

8110 TWO COVES DRIVE



Janet E. Scarpato

8110 TWO COVES DRIVE

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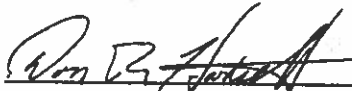
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Signature

Printed Name

Address



Don R. Hartsell

8003 Two Coves Drive, Austin 78730

P E T I T I O N

Date: 11/13/2011

File Number: C14-2011-0054

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Coves Drive

To: Austin City Council

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Signature

Printed Name

Address

John W. Rock J. ROCK 8101 Two Coves

PETITION

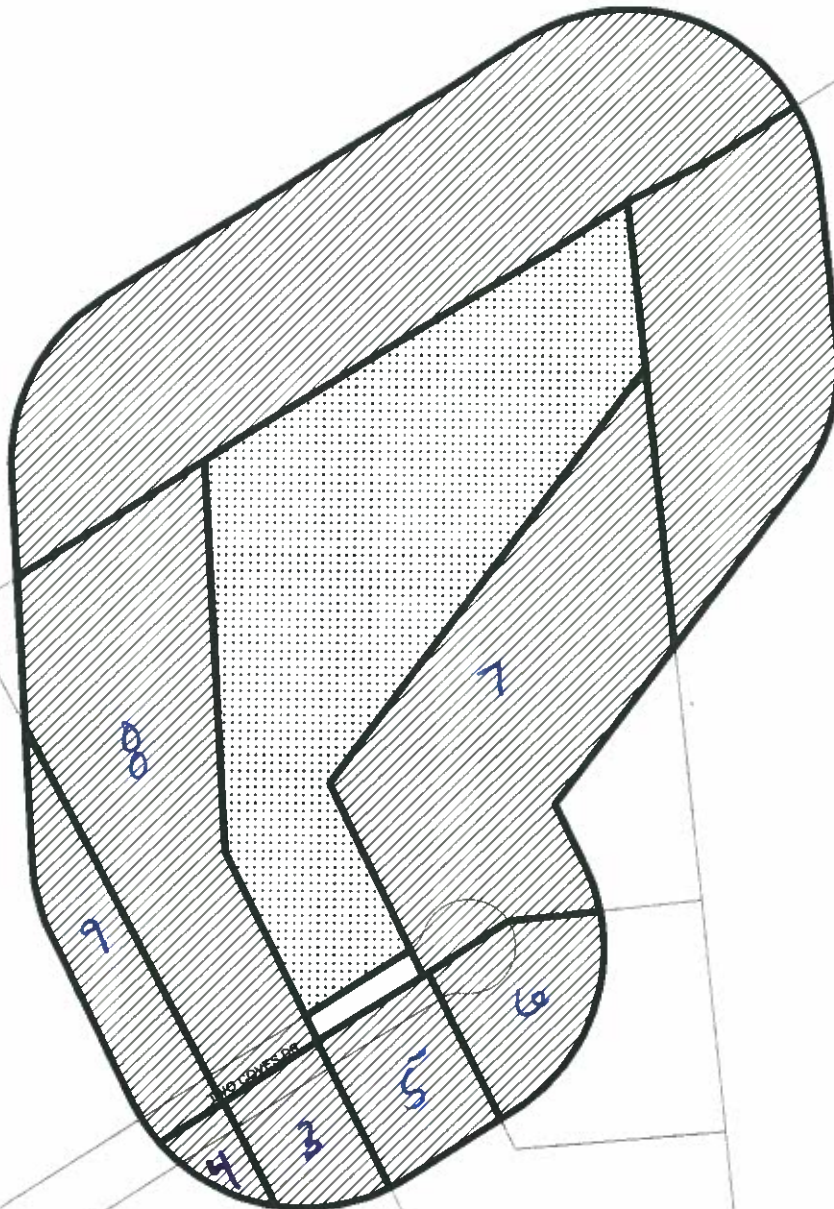
Case Number: **C14-2011-0054**
8004 TWO COVES DR

Date: 11/21/2011

Total Square Footage of Buffer:	552966.85
Percentage of Square Footage Owned by Petitioners Within Buffer:	50.67%



Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14-2011-0054

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PUBLIC HEARING INFORMATION

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www.ci.austin.tx.us/development

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Case Number: C14-2011-0054

Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Platting Commission
November 10, 2011, City Council

Delbert & Raene Tesar

Your Name (please print)

we

☐ I am in favor
☒ I object

Your address(es) affected by this application

One S. Travis Canyon Dr. Austin TX 78739

Signature

Date

Daytime Telephone: 512-346-5444

Comments: There seems to be a large amount of
unusual activity at this property that we don't
care for in this neighborhood. We would like to have
this activity investigated/removed.

Delbert Tesar
Raene Tesar

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Clark Patterson
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Platting Commission November 10, 2011, City Council

FRED & LINDA NEUENSCHWANDER

Your Name (please print)

8000 TWO COVES DR.

Your address(es) affected by this application

10, Waverly

Signature

Date

Daytime Telephone: 345-6145 OR 751-5568

Comments: No where is it stated why MIL PLAZIV WANTS

DR NEEDS A CHANGE FROM DR TO SFZ

2) HE HAS NO PERMIT THAT I COULD FIND TO AGAIN RAISE THE MAX HEIGHT OF HIS WALL. IT IS NOW 17 FEET.

3) HE HAS RUNOFF THAT COMES UNDER HIS WALL AND IS UNDER MINING MY DRIVE WAY.

4) HE HAS A USED VEHICLE STORAGE IN THE BACK OF HIS LOT. PROBABLY DRIPPING OIL INTO THE WATERSHED.

5) WE HAVE HAD 7 YEARS OF CONSTRUCTION NOISE NEARLY EVERY DAY.

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City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

6) PLEASE HELP. ENOUGH IS ENOUGH

☐ I am in favor
☒ I object

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Case Number: C14-2011-0054

Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Platting Commission
November 10, 2011, City Council

MARK NAGAITIS

Your Name (please print)

CU TWO COVES DR

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: (512) 272-8666

Date

10/16/11

Comments:

[Signature]

8110 TWO COVES

AUSTIN TX 78730

03 Jec

Cost 100M

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2011-0054

Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Platting Commission
November 10, 2011, City Council

John Rock

Your Name (please print)

8101 Two Coves Dr.

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 342-8047

Date

10-11

Comments:

*Filed & sent via
e-mail to the
at the hearing*

If you use this form to comment, it may be returned to:

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Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2011-0054

Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Platting Commission November 10, 2011, City Council

MARC YAGTIAN

Your Name (please print)

8007 Two Cores

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-343-0484

Comments: Fred MURKINCHWANDER &

Don DAVIDS STORGEY REPRESENTATIVE ADD

SHANE MY CONCERNS

☐ I am in favor
☒ I object

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Austin, TX 78767-8810

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Case Number: C14-2011-0054

Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Platting Commission
November 10, 2011, City Council

Don DAVIS
Your Name (please print)

8008 Two Cores Austin 78700
Your address(es) affected by this application

☐ I am in favor
☒ I object

Signature

Date

Daytime Telephone: 512-415-6405

Comments:

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Public Hearing: October 18, 2011, Zoning and Platting Commission
November 10, 2011, City Council

ERIC HANSEN

Your Name (please print)

802 Two Coves

Your address(es) affected by this application

899 Linden

Signature

Date

Daytime Telephone: 512 484 4260

Comments:

The smallest lot in this neighborhood is more than 45,000 sqft with the median over 100,000 sqft. It is unreasonable to set the minimum lot size to 5,750 sqft as this would totally change the character of our community.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

Patterson, Clark

From: Mark Nagaitis [mark@7hpeople.com]
Sent: Tuesday, November 15, 2011 2:16 PM
To: Betty Baker; Sandra Baldrige; Gregory Bourgeois; Patricia Seeger; Cynthia Banks; Jason Meeker; Gabriel Rojas
Cc: Patterson, Clark
Subject: C14-2011-0054 Alarid Residence, Agenda Item C.4 - Please Deny SF-1 or SF-2 Rezoning

Chair Baker and Commissioners,

This is to register our opposition of the proposed rezoning of 8004 Two Coves Dr.

1. SF-1 and SF-2 would not be in keeping with the nature of this neighborhood or surrounding neighborhoods which are all zoned RR.
2. All lots in Westcliff are 1 acre or above.
3. RR would allow significant and reasonable impervious cover on any lot in the neighborhood and almost 1 acre on the lot in question.
4. Note that the lot borders the BCP. We have concerns about how excessive impervious cover will impact the BCP bordering the lot.

Best regards,

Mark and Gretchen Nagaitis
8111 Two Coves Dr
Austin, TX 78759

Patterson, Clark

From: Jack Rock [jrock1@rediffmail.com]
Sent: Tuesday, November 15, 2011 5:52 PM
To: 'Betty Baker'; 'Sandra Baldrige'; 'Gregory Bourgeois'; 'Patricia Seeger'; 'Cynthia Banks'; 'Jason Meeker'; 'Gabriel Rojas'
Cc: Patterson, Clark
Subject: C14-2011-0054 Alarid Residence, Agenda Item C.4 - Please Deny SF-1 or SF-2 Rezoning

Hello,

I am writing about a matter of serious concern to me, and as I have learned through citizen meetings and other communications, to all my neighbors as well.

There is an individual, David Alarid, who is seeking to overturn the Commission Staff's previous reasoned findings. The commission staff had already heard his story and denied his request for SF-2, instead judging his property and situation rightly deserved an RR zoning.

This RR zoning which the commission had adjudged would afford Mr. Alarid a very generous impervious cover percentage and fits with the character of the area. The RR zoning provides a perfectly sufficient amount of impervious cover for any normal residential landscaping undertaking -- especially since Alarid's land is almost four acres..

But, no, Mr. Alarid once again is determined to seek a much larger impervious cover percentage through an SF-2 award. This would allow him an impervious cover percentage which is clearly outside that which is normal and reasonable for our multi-acre, profusely wooded neighborhood.

One can only wonder why the obtaining of an SF-2 zoning, instead of a most generous RR zoning the Commission Staff afforded him, is so important to Mr. Alarid. The amount of impervious cover provided by an SF-2 zoning on a piece of land almost four acres in size is a whopping amount of concrete in this heavily wooded neighborhood. Such a honking amount of concrete will dump an enormous amount of runoff into the Balcones Canyonland which is directly adjacent and immediately downhill from Alarid's property.

Furthermore, this neighborhood is annexed as limited purpose and all the lots are on septic systems and wells or collected rainwater systems. The surrounding neighborhoods with these characteristics are also zoned RR. This includes Long Canyon, Glenlake, and Westminster Glen. Such RR zonings are appropriate for these settings. RR and DR zoning are more protective of the sensitive environment in which our neighborhoods are located.

The SF-2 zoning Alarid is demanding is incompatible with existing zoning in our area on lots of this size and would establish an ominous precedent to protection of the Canyonlands Preserve objectives.

We here in this area take pride in our heavily wooded grounds and the lovely natural and private settings that provides. In particular, I have just completed a lengthy process to formally combine (by replat) my two adjoining lots into one large one.

My next neighbor, Mr. Yagjian did the same some years earlier. Mr. Yagjian and I (and others in the immediate neighborhood) did this land parcel combining to ensure no further development could be

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done on our respective adjacent lands, but more so to ensure the wooded natural character of the area would be maintained.

We up here take steps to ensure the wooded natural quality of our land is enhanced and protected, instead of seeking to destroy it.

Hence I respectfully request you deny the Alarid initiative towards SF-2 and leave your adjudged RR zoning in place which the Commission Staff had previously adjudged to be appropriate and consistent with the setting and overall circumstance.

Sincerely,

John M. Rock

8101 two Coves Drive
Austin 78730

Patterson, Clark

From: Dr. Don Daniels [dondan99@att.net]

Sent: Monday, November 14, 2011 9:49 PM

To: Betty Baker; Sandra Baldrige; Gregory Bourgeois; Patricia Seeger; Cynthia Banks; Jason Meeker; Gabriel Rojas

Cc: Patterson, Clark

Subject: C14-2011-0054 Alarid Residence, Agenda Item C.4 - Please Deny SF-1 or SF-2 Rezoning

My name is Don Daniels I live at 8008 Two Coves dr. next to David Alarid. I am concerned about future destruction of the cover since I have all ready experince Davids septic system flooding my yard on dozens of occassions. I am worried that by destroyoing more of the natural landscape I would get more run off on my property and also a runoff in the green belt directly behind my property which would damage the greenbelt. I have told Mr Alarid about tho over flow 3 times, I have called 311 and they had me call 911 and I had the fire department out to report this. I also have been a homeowner in here for 20 years, I wish to keep the neighborhood zoning the same as it has always been and deny the SF-1 and SF- 2 REZONING.

11/15/2011

Patterson, Clark

From: Rogene Tesar [rtesar@austin.rr.com]
Sent: Monday, November 14, 2011 9:00 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gregorytbourgeois@gmail.com;
prseeger@austin.rr.com; crbanks@hotmail.com; jasonmeekerzap@gmail.com; grcity@gmail.com
Cc: Patterson, Clark
Subject: C14-2011-0054 Alarid Residence, Agenda Item C.4 For Denial of SF-1` or SF-2 Rezoning
To: Chair Baker and Commissioners:

My residence is at 8005 Two Coves Dr. , using a lane to access Two Coves Dr. just opposite the property in question. I request the non-acceptance of the rezoning request of SF-1 and SF-2 for the approximately 4 acre lot at address 8004 Two Coves Dr. All indications are that this request by Mr. Alarid would be inappropriate for the present character of the neighborhood. I recommend a minimum of RR zoning and prefer the DR zoning category.

Delbert Tesar

11/15/2011

Patterson, Clark

From: Fred Neuenschwander ([~~neuenschwander@att.net~~])
Sent: Monday, November 14, 2011 7:45 PM
To: Betty Baker; Sandra Baldrige; Gregory Bourgeois; Patricia Seeger; Cynthia Banks; Jason Meeker; Gabriel Rojas
Cc: Patterson, Clark
Subject: C14-2011-0054 Alarid Residence, Agenda Item C.4 - Please Deny SF-1 or SF-2 Rezoning Chair Baker and Commissioners,

Please deny rezoning of the subject property to SF-1 or SF-2. This property is almost 4 acres in size and is located in a neighborhood whose lots are all one acre or more. This neighborhood is annexed as limited purpose and all the lots are on septic systems. The surrounding neighborhoods with these characteristics are zoned RR. This includes Long Canyon, Glenlake, and Westminster Glen.

SF -1 andSF-2 zoning is not compatible with existing zoning in our area. RR and DR zoning are more protective of the sensitive environment of our neighborhood. Our preference would be to deny any change in zoning. The Property requesting rezoning is next to and uphill from the Balcones Canyonland Preserve which will be affected by excessive amounts of impervious cover.

Please support our neighborhoods and the BCP by denying the request to rezone this property to SF-1 or SF-2 zoning.

Thank you,

Fred and Linda Neuenschwander
8000 Two Coves Dr.
Austin, TX 78730

11/15/2011

Patterson, Clark

From: Yagjian@aol.com
Sent: Monday, November 14, 2011 4:33 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gregorytbourgeois@gmail.com; prseeger@austin.rr.com; crbanks@hotmail.com; jasonmeekerzap@gmail.com; grcity@gmail.com
Cc: Patterson, Clark; yagjian@aol.com
Subject: Alarid Residence, C14-2011-0054 - Agenda Item C.4 - Please Deny Proposed SF-2

Dear Austin Zoning Commissioners,

As a long time resident of the Westcliff subdivision and owner of an adjacent lot, I am strongly opposed to the proposed SF-2 rezoning of this case. Any zoning other than DR or RR would be inappropriate and incompatible with the Westcliff subdivision and the general area. All properties in this subdivision and surrounding subdivisions are rural in character and the integrity of this area would be negatively impacted. SF-1 or SF-2 zoning would also establish a bad precedent

The Alarid property requesting rezoning is adjacent to and uphill from the Balcones Canyonland Preserve. The sensitive BCP would be negatively affected by excessive amounts of impervious cover. This neighborhood is annexed as limited purpose and all the lots are on septic systems. RR and DR zoning are more protective of the sensitive environment in of our local neighborhoods and the BCP.

Mr. Alarid's property is almost 4 acres and in a neighborhood with lots of one acre or more. The more appropriate RR zoning would provide Mr. Alarid with approximately 1 full acre of impervious cover, certainly sufficient for any reasonable residential use.

Please support our neighborhoods and protect the BCP by denying the request to rezone this property to SF-1 or SF-2 zoning.

Thank you for your time and consideration,
Marc Yagjian
Westcliff Subdivision
8007 Two Coves
Austin, TX 78730
512-343-0484
yagjian@aol.com

Patterson, Clark

From: Lisette & Al [LisetteSchmidli@austliar.com]
Sent: Monday, November 14, 2011 4:30 PM
To: Betty Baker; Sandra Baldrige; Gregory Bourgeois; Patricia Seeger; Cynthia Banks; Jason Meeker; Gabriel Rojas; Patterson, Clark
Subject: C14-2011-0054 Alarid Residence, NO to SF-1 or SF-2 Rezoning

Dear Chair Baker and ZAP Commissioners,

Please do not allow SF-1 or SF-2 zoning on this property.

All the property in this area is RR, DR or BCP. Individual residences are all on septic and are larger than an acre. The surrounding neighborhoods with these characteristics are zoned RR. This includes Long Canyon, Glenlake, and Westminster Glen.

The Alarid residence is uphill from and adjacent to the Balcones Canyonlands Preserve. We are very concerned about runoff from excessive impervious cover.

Please support our neighborhoods and the BCP by zoning this property RR or leaving it DR.

Yours truly,

Lisette Schmidli

Glenlake resident