

City of Alexandria

*City Council Chambers at Del Pepper Community Resource Center
4850 Mark Center Drive
Alexandria, VA 22311*



Action Docket - Final

Saturday, December 13, 2025

9:30 AM

City Council Public Hearing

The December 13, 2025 Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and via Zoom by the following link:

Webinar ID: 915 7237 2564

Webinar Passcode: 250772

Dial-in number: 301-715-8592

Registration:

https://zoom.us/webinar/register/WN_kcQTCB3oS2WG3AXtYFze8A

If you use the Zoom webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom webinar, please use the Dial-In number to access the meeting.

*****PLEASE LOG-IN EARLY IF POSSIBLE*****

Links:

Meeting Agenda and Live Webcast

The meeting will be webcast live and video and audio recordings will be available a few days after the meeting.

Zoom Registration Form

If you wish to use Zoom to watch the meeting or to address Council, you must register first. Those wishing to address Council should also submit a Speaker's Form using the link below.

Speaker's Form

<https://apps.alexandriava.gov/SpeakerSignup/>

Submission of written statements is encouraged. Please sign up after the docket is created and posted and you are able to verify the meeting date on the City's website. If you have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

Public Comment will be received at this meeting.

Individuals requiring translation services should contact the City Clerk and Clerk of Council at gloria.sitton@alexandriava.gov or at 703.746.4550. We request that you provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en gloria.sitton@alexandriava.gov o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

*****TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.*****

I. OPENING

1. Calling the Roll.

*Mayor Gaskins called the meeting to order and the Deputy City Clerk called the roll.
All members were present with Councilwoman Greene arriving at 9:33 a.m.*

2. Approval of Electronic Participation Resolution (if needed).

Not Needed.

II. Proclamation and Recognitions.

3. [26-0514](#) Presentation of a Proclamation Celebrating the 50th Anniversary of Chris Collins Dance Studio
City Council endorsed the proclamation.
4. [26-0513](#) Presentation of a Proclamation for a Day to Celebrate the Legacy of the Alexandria City Hall and Council Chambers.
City Council endorsed the proclamation.
5. **Public Discussion Period**

[This period is a public comment period on items not listed on the agenda. The first 15 speakers will speak at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

The following persons participated in the public discussion period.

1. Melissa Elbirt, Alexandria, spoke about City divesting from Israel.
2. Cameron White, Alexandria, spoke about City divesting from Israel.
3. Katherine O'Connell, Alexandria, spoke about City divesting from Israel.
4. Emma Mahler, Alexandria, spoke about City divesting from Israel.
5. Joanna Sanbar, Alexandria, spoke about City divesting from Israel.
6. Jacob Zions, Alexandria, spoke about City divesting from Israel.
7. Amy Horowitz, Alexandria, spoke about City divesting from Israel.
8. Glen Pine, Alexandria, spoke about City divesting from Israel.
9. Alison O'Connell, Alexandria, spoke about City divesting from Israel.
10. Eldon Boes, Alexandria, spoke is support of Climate Change programs.
11. Katharine Schulman, Alexandria, spoke about City divesting from Israel.
12. Rose Esber, Alexandria, spoke about City divesting from Israel.
13. Nikki Enfield, Alexandria, spoke about City divesting from Israel.
14. Jennifer Taylor, Alexandria, spoke about City divesting from Israel.
15. Zeina Azzam, Alexandria, spoke about City divesting from Israel.

****The following speakers spoke at the end of the scheduled docket****

16. Janice Grenadier, Alexandria, spoke about issues with judicial system in the City.
17. Carrie Schwartz, Alexandria, spoke about City divesting from Israel.
18. Kathleen Lowy, Alexandria, spoke about City divesting from Israel.
19. Ahmad El-Masry, Alexandria, spoke about City divesting from Israel.
20. Sara Katz, Alexandria, spoke about City divesting from Israel.
21. Marc Bendick Jr., Ph.D., Alexandria, spoke in opposition of the proposed waterfront pump station and cost of the project.
22. Rasha Enayah, Alexandria, spoke about City divesting from Israel.

III. Action Docket

Roll-Call Consent Items (6-13)

6. [26-0518](#) Special Use Permit #2025-00055
205 Macarthur Road
Public Hearing and consideration of a request for a Special Use Permit to construct a single-unit dwelling on a developed substandard lot; zoned R-8/Residential.
Applicant: Character Holding 9, LLC; represented by Duncan Blair, Attorney
Planning Commission Action: Recommend Approval 6-0
7. [26-0519](#) Special Use Permit #2025-00056
2 West Howell Avenue
Public Hearing and consideration of a request for a Special Use Permit to construct a single-unit dwelling on a developed substandard lot; zoned R-5/ Residential.
Applicant: Daryl and Caroline Andrews, represented by Duncan Blair, Attorney
Planning Commission Action: Recommend Approval 5-2
8. [26-0520](#) Special Use Permit #2025-00058
612A-B South Pickett Street (Parcel Address: 600 South Pickett Street)
Public Hearing and consideration of a request for a Special Use Permit for a general

automobile repair use; zoned CDD #28/Coordinated Development District #28.

Applicant: DLA Auto Body Inc, represented by Dara Al-Mahwi

Planning Commission Action: Recommend Approval 6-0

9. [26-0521](#) Special Use Permit #2025-00063
3210 Duke Street
Public Hearing and consideration of a request for a Special Use Permit for a light automobile repair use; zoned CG/Commercial General.
Applicant: Woodward Capital LLC, represented by Julio Veizaga
Planning Commission Action: Recommend Approval 6-0
10. [26-0522](#) Development Special Use Permit #2025-10027
2729 King Street - Woodbine Rehabilitation Healthcare Facility Addition - Extension
Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit and Site Plan with modifications to construct an addition to an existing nursing home, with Special Use Permit requests for a reduction to the required loading spaces and to increase the percentage of compact parking spaces; zoned RB/Townhouse.
Applicant: Woodbine Property 1, LLC represented by M. Catharine Puskar, Attorney
Planning Commission Action: Recommend Approval 6-0
11. [26-0445](#) Introduction of an Amendment to the License Agreement with Cox Virginia Telecom to Permit Cox Virginia Telecoms to Install Additional Conduits and Fiber Optic Cables in the City of Alexandria's Public Rights-of-way
12. [26-0457](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Potomac Yard/Potomac Greens chapter of such master plan as Master Plan Amendment No. 2025-00003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment (Implementation Ordinance for Master Plan Amendment No. 2025-00003 associated with 601 E Glebe Road, 2601 & 2901 Main Line Boulevard, and 2900 Potomac Avenue - Potomac Yard approved by City Council on November 15, 2025).
13. [26-0459](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602(A) (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED

APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00006 (Implementation Ordinance for Text Amendment No. 2025-00006 approved by City Council on November 15, 2025).

City Council approved the roll call consent items. The approval was as follows:

6. City Council approved the Planning Commission recommendations.

7. City Council approved the Planning Commission recommendations.

8. City Council approved the Planning Commission recommendations.

9. City Council approved the Planning Commission recommendations.

10. City Council approved the Planning Commission recommendations.

11. City Council set this matter for a public hearing on December 9, 2025 and after hearing public testimony approve the attached amendment to the license agreement with Cox, and authorized the City Manager to execute the amendment and to take any other actions that are necessary to implement the amendment.

12. City Council adopted an ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Potomac Yard/ Potomac Greens chapter of such master plan as Master Plan Amendment NO. 2025-00003 and no other amendments, and to repeal all provisions of the master plan as may inconsistent with such amendment.

13. City Council adopted an ordinance to amend and reordain Section 5-602 (A) (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) and the City of Alexandria Zoning Ordinance, in accordance with text amendment heretofore approved by city council as Text Amendment No. 2025-00006 (Implementation Ordinance for Text Amendment No. 2025-0006.

IV. Individual Public Hearing Items (Roll-Call Vote)

14. [26-0528](#)

Public Hearing, Second Reading and Final Passage of the Proposed Alexandria Legislative Package for the 2026 General Assembly Session

City Council received the proposal for the City's 2026 legislative package and (2) and adopted The package with amendments to language regarding election and cigarette tax.

1. Michael Robert Schuster, Alexandria, spoke in support of the item.

2. Giselle Canso, Alexandria, spoke on ranked choice voting.

3. Richard Merritt, Alexandria, was not in support of or opposition of item.

4. Pamela Berg, Alexandria, was not in support of or opposition of item.

5. Kathie Hoekstra, Alexandria, spoke in support of adding an item legislative agenda.

6. Marsha Rhea, Alexandria, spoke on housing language modification.

15. [26-0489](#)

Consideration of a Resolution Authorizing the Issuance of Revenue Bonds by the Alexandria Redevelopment Housing Authority (ARHA) for the Next Phase of The Heritage at Old Town Redevelopment Project [ROLL CALL VOTE]

*City Council received and adopt the attached Resolution as recommended by ARHA.
(RES.NO.3343*

16. [26-0523](#)

Zoning Text Amendment #2025-00007

Commercial Uses Zoning Regulations

(A) Initiation of a Zoning Text Amendment; and (B) Public Hearing and consideration of various text amendments to Articles II, III, IV, V, VI, VII, VIII, XI, and XII of the Zoning Ordinance to amend certain commercial and nonresidential definitions and use limitations, to (1) change certain commercial and nonresidential uses from requiring Special Use Permits and Administrative Special Use Permits to permitted uses; (2) to change certain uses from requiring a Special Use Permit to an Administrative Special Use Permit; (3) to add certain commercial and nonresidential uses to more zones; (4) to reduce the processing time for an Administrative Special Use Permit Change of Ownership; and (5) to amend parking requirements associated with significantly altered structures or buildings, indoor and outdoor recreation and entertainment uses, health and athletic club or fitness studios uses, and allowing accessory uses to park in existing parking facilities on nonresidential properties.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Initiate 7-0; Recommend Approval 7-0

*City Council approved the Planning Commission recommendation striking the following areas; 1. indoor music; 2. by right trailers; 3. outdoor fitness; and 4. outdoor speakers.
Staff will review and provide updates in 90 days.*

17. [26-0525](#)

Rezoning #2025-00004

Development Special Use Permit #2025-10022

598 S Alfred Street - Old Towne West

Public Hearing and consideration of requests for: (A) an amendment to the official zoning map to change the zone from RB/Townhouse zone to RMF/Residential multi-unit zone and (B) a Development Special Use Permit and Site Plan to construct a multi-unit residential building, and a Special Use Permit request to increase the allowed Floor Area Ratio up to 3.0 for the provision of affordable housing pursuant to Section 3-1406(B) of the Zoning Ordinance; zoned RB/Townhouse.

Applicant: Alfred Street Baptist Church and The Community Builders, Inc, represented by Mary Catherine Gibbs, Attorney

Planning Commission Actions: REZ #2025-0004 - Recommend Approval 7-0;
DSUP #2025-10022 - Recommend Approval 7-0

City Council approved the Planning Commission recommendations

1. Mary Catherine Gibbs, attorney, spoke on behalf of the applicant.

18. [26-0526](#)

Development Special Use Permit #2025-10023 - Landbay G, Block B/E
Development Special Use Permit #2025-10024 - Landbay G, Block G
Development Special Use Permit #2025-10025 - Landbay H
Encroachment #2025-00008

2901 and 2601 Main Line Boulevard, 2900 Potomac Avenue, and 601 E Glebe Road - Potomac Yard Landbays G & H

Public Hearing and consideration of requests for: (A) Development Special Use Permit and Site Plan with modifications to construct a multi-unit residential building with publicly accessible open space and ground floor retail, and Special Use Permit requests for more than three rooftop penthouses and a parking reduction for Landbay G, Blocks B and E; (B) a Development Special Use Permit and Site Plan with modifications to construct a multi-unit residential building, and a Special Use Permit request for a parking reduction for Landbay G, Block G; and (C) a Development Special Use Permit and Site Plan to construct townhomes with publicly accessible open space, and a Special Use Permit request for lots without frontage per Section 7-1007 of the Zoning Ordinance for Landbay H; and (D) an Encroachment into the public right-of-way for upper floor residential balconies for Landbay G, Block B/E; zoned CDD#10/Coordinated Development District #10. Applicants: MTV Holdco, L.L.C., Wesley Housing Development Corporation, & Toll Mid-Atlantic LP Company, Inc., represented by M. Catharine Puskar, Attorney

Planning Commission Actions: DSUP #2025-10023 and ENC #2025-00008 - Recommend Approval 6-0-1; DSUP #2025-10024 - Recommend Approval 6-0-1; DSUP #2025-10025 Recommend Approval 4-2-1

City Council approved Planning Commission recommendations.

1. Marsha Rhea spoke in support of item.

2. Clea Benson spoke about open space concerns.

3. Cathy Puskar, attorney, spoke on behalf of the applicant.

Please Note: The following items are for information only and do not require Council action.

19. [26-0527](#)

Zoning Text Amendment #2025-00008

Historic Preservation Zoning Regulations

(A) Initiation of a Zoning Text Amendment; and (B) Public Hearing and consideration of various text amendments to: (1) correct technical errors in Articles

VIII, IX, and X; (2) amend Section 6-403(B)(2) to allow the Board of Architectural Review to delegate the waiver of rooftop mechanical screening requirements in the Old and Historic District and for 100 Year Old Buildings; (3) amend Section 7-1800 to remove restrictions on ATM installations on contributing buildings in the Historic Districts; (4) modify the review process for Development Special Use Permits in the Historic Districts by formalizing the concept review process and separating the Certificate of Appropriateness into two parts; and (5) amend Article X to modify, delete, and update regulations pertaining to the Historic Districts and 100 Year Old Buildings; extend the validity period for Certificates of Appropriateness and Permits to Demolish; clarify Board of Architectural Review standards for routine maintenance, repairs, and alterations; remove outdated references; and update language to be gender-neutral.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Deferred Without Objection

20. Public Discussion Period (Remaining Speakers, if any).

21. Closed Session (if Needed).

22. Adjournment.

The meeting was adjourned at 1:25 p.m.

NOTE: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow up. Formal minutes of the meeting, when approved by Council become the official record of the meeting of Council decisions made at the meeting.