

City of Alexandria

*301 King St., Room 2400
Alexandria, VA 22314*



Docket - Final

Saturday, September 13, 2025

9:30 AM

Council Chamber

City Council Public Hearing

The September 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:

Date: Sep 13, 2025 09:00 AM

Webinar ID: 928 1146 8368

Webinar Passcode: 368309

Dial-in number: 301-715-8592

Registration: https://zoom.us/webinar/register/WN_wwzZpqxGQUmnFAVXEmhzqg

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.

2. Approval of Electronic Participation Resolution (if needed)

[26-0234](#) Approval of the Electronic Participation Resolution by City Council. [ROLL-CALL VOTE]

Attachments: [26-0234_resolution - aguirre](#)

3. Proclamations and Recognitions

None.

4. 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.]

II. Action Docket

Roll-Call Consent Items (5-12)

- 5.** [26-0219](#) Special Use Permit #2025-00032
51 E Windsor Avenue
Public Hearing and consideration of a request for a Special Use Permit to construct a two-unit semi-detached dwelling on a developed substandard lot; zoned R-2-5/Residential.
Applicant: 51 E Windsor, LLC; represented by Deyi Awadallah
Planning Commission Action: Recommend Approval as Amended 6-0

Attachments: [26-0219_SUP2025-00032_51 E Windsor_CC Staff Report](#)
[26-0219_SUP2025-00032_51 E Windsor Ave_CC Presentation](#)

6. [26-0217](#) Rezoning #2025-00003
3333 Helen Street
Public Hearing and consideration of a request for an amendment to the official Zoning Map to change the zone from R-2-5/Residential family zone to RB/Townhouse zone; zoned R-2-5/Residential.
Applicant: Morgan Tyler and Tomas Plaza Reneses
Planning Commission Action: Recommend Approval 6-0
Attachments: [26-0217 REZ2025-00003 3333 Helen St CC Staff Report](#)
[26-0217 REZ2025-00003 3333 Helen St CC Presentation](#)
7. [26-0221](#) Zoning Text Amendment #2025-00005
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of an amendment to update Article IX of the Zoning Ordinance to add provisions for a mural program.
Staff: City of Alexandria, Planning and Zoning Department
Planning Commission Action: Initiate and Recommend Approval 6-0
Attachments: [26-0221 ZTA2025-00005 Murals CC Staff Report](#)
[26-0221 ZTA2025-00005 Murals CC Presentation](#)
8. [26-0218](#) Development Special Use Permit #2025-10008
3000 Business Center Drive - DASH Bus Facility
Public hearing and consideration of a request for a Development Special Use Permit with a Site Plan to expand the parking, maintenance, and storage at the DASH bus facility by constructing a canopy with Electric Vehicle charging stations; zoned I/Industrial.
Applicant: Alexandria Transit Company (DASH)
Planning Commission Action: Recommend Approval 6-0
Attachments: [26-0218 DSUP2025-10008 DASH Bus Expansion CC Staff Report](#)
[26-0218 DSUP2025-10008 DASH Bus Expansion CC Presentation](#)
9. [26-0220](#) Zoning Text Amendment #2025-00007
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of an amendment to update Article XIII of the Zoning Ordinance to incorporate assessments and adaptations required to address coastal resilience and adaptation to sea-level rise and climate change to align with updates to the Chesapeake Bay Preservation Act as set out in 9VAC25-830-155.
Staff: City of Alexandria, Department of Transportation and Environmental Services
Planning Commission Action: Initiate and Recommend Approval 6-0
Attachments: [26-0220 ZTA2025-00007 CC Staff Report](#)
[26-0220 ZTA2025-00007 CC Presentation](#)
10. [26-0210](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 3-2-152 (Short Term Residential Rental Registry) of Article K (Transient Lodging Tax) of Chapter 2 (Taxation) of Title 3 (Finance, Taxation and

Procurement) of the Code of the City of Alexandria, Virginia, 1981, as amended.
[ROLL-CALL VOTE]

Attachments: [26-0210 Attachment 1 - Repeal of Short Term Registry, Ordinance Cover, 8-11](#)
[26-0210 Attachment 2 - Repeal of Short Term Registry, Ordinance, 8-11-25](#)
[26-0210 Attachment 3 - Application and Permitting Process](#)

11. [26-0211](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Section 3-3-70 (Design-Build and Construction Management Contracts) of Division 2 (Competitive Negotiation) of Article D (Contract Formation and Methods Of Source Selection) of Title 3 (Finance, Taxation and Procurement) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
- Attachments:** [26-0211 Attachment 1: Ordinance Cover Section 3-3-70 - CAO Revised-Approv](#)
[26-0211 Attachment 2: Ordinance Amendment to Section 3-3-70 - CAO Revise](#)

12. [26-0212](#) Public Hearing, Second Reading and Final of an Ordinance to amend and reordain Article A (GENERAL PROVISIONS) of Chapter 5 (OFFICERS AND EMPLOYEES) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
- Attachments:** [26-0212 Ordinance Coversheet](#)
[26-0212 Employee Bonus Ordinance](#)

III. Individual Public Hearing Items

13. [26-0215](#) Public Hearing and Consideration of the Recommendations from the Subcommittee on Boards and Commissions.
14. [26-0213](#) Public Hearing, Second Reading and Final Passage of an Ordinance Approving and Authorizing the Permanent Closure of the 200 Block of King Street to Vehicular Traffic. [ROLL-CALL VOTE]
- Attachments:** [26-0213 Attachment 1 - Ordinance Cover](#)
[26-0213 Attachment 2 - Ordinance](#)
[26-0213 Attachment 3 - Memo from Council](#)
[26-0213 Attachment 4 - Summary of Traffic Study](#)
[26-0213 Attachment 5 - Community Feedback](#)
[26-0213 Attachment 6 - Presentation](#)
[26-0213 letters/emails](#)

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

15. [26-0222](#) Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.
Subdivision #2025-00003

15 & 17 E Custis Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide three existing lots into two lots; zoned R-2-5/Residential.

Applicant: 15 & 17 E Custis Ave LLC represented by M. Catharine Puskar, attorney

Planning Commission Action: Approved 6-0

Attachments: [26-0222 1 SUB2025-00003 15-17 E Custis Ave CC Staff Report](#)
[26-0222 2 SUB2025-00003 15-17 E Custis Ave CC Presentation](#)

- 16. [26-0223](#) Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

Subdivision #2025-00004

1702 Dewitt Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-2-5/Residential.

Applicant: Alex Wilson

Planning Commission Action: Approve as amended 6-0

Attachments: [26-0223 SUB2025-00004 1702 Dewitt Ave CC Staff Report](#)
[26-0223 SUB2025-00004 1702 Dewitt CC Presentation](#)

IV. Other Business

None.

V. Public Discussion Period (remaining speakers, if any)

VI. Closed Session

- 17. [26-0214](#) Executive Session - 2.2-3711(8). Consultation with legal counsel regarding specific legal matters pertaining to the Alexandria Redevelopment and Housing Authority requiring the provision of legal advice by such counsel. [ROLL-CALL VOTE]**

Attachments: [26-0214 resolution](#)

VII. Adjournment.