

# City of Alexandria

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



## **Action Docket - Final**

**Saturday, May 18, 2024**

**9:30 AM**

**City Council Public Hearing**

The May 18, 2024 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: 973 1829 7597**

**Webinar Passcode: 329918**

**Dial-in number: 301-715-8592**

**Registration :**

**[https://zoom.us/webinar/register/WN\\_4jSnaCnwSlihSfuTcZifSQ](https://zoom.us/webinar/register/WN_4jSnaCnwSlihSfuTcZifSQ)**

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://survey.alexandriava.gov/s3/2020-VIRTUAL-City-Council-Speakers-Form>**

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](mailto:CouncilComment@alexandriava.gov).

**Public Comment will be received at this meeting.**

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**Individuals requiring translation services should contact the City Clerk and Clerk of Council at [gloria.sitton@alexandriava.gov](mailto: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](mailto: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.\*\*\***

## **OPENING**

### **1. Calling the Roll.**

*Mayor Wilson called the meeting to order and the City Clerk called the roll. All members of Council were present with Councilman Aguirre and Councilman Chapman arriving after roll call. Vice Mayor Amy Jackson was absent.*

### **2. Electronic Participation Resolution by City Council (if needed)**

*Not Needed.*

### **3. 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. Janice Grenadier, Alexandria, spoke about corruption in the government with law enforcement and courts.*
- 2. Alison O'Connell, Alexandria, spoke about ceasefire in Gaza and read a proposed resolution requesting ceasefire.*
- 3. Poul Hertel, Fairfax, Virginia, spoke about the airplane routes to Reagan National Airport and how the noise from the planes impacts the neighborhoods and homes in the path.*

## II. ACTION ITEMS

### Planning Commission

#### Consent Calendar (4-7)

4. [24-2145](#) Zoning Text Amendment #2024-00004  
(A) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 11-207 Civil Violations.  
Staff: City of Alexandria, Department of Planning & Zoning  
Planning Commission Action: Recommended Approval 7-0
5. [24-2148](#) Special Use Permit #2024-00009  
4320 Seminary Road  
Public Hearing and consideration of a Special Use Permit for a temporary trailer; zoned RB/Townhouse  
Applicant: Inova Health Care Services, represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommended Approval 7-0
6. [24-2149](#) Special Use Permit #2024-00011  
4601 Eisenhower Avenue  
Public Hearing and consideration of a Special Use Permit to (1) allow various administrative special, special, and noncomplying uses at an industrial center, and (2) to increase the square footage for noncomplying uses; zoned: OCM(100)/Office Commercial Medium.  
Applicant: Boundary Investments, LLC, represented by Robert Brant, attorney  
Planning Commission Action: Recommended Approval 7-0
7. [24-2150](#) Special Use Permit #2024-00024  
5990 Duke Street Public Hearing and consideration of a Special Use Permit for the expansion of a noncomplying automobile sales and repair use and for a change of ownership; zoned CRMU-M/Commercial residential mixed use (medium)  
Applicant: Passport Auto Group, represented by Duncan W. Blair, attorney  
Planning Commission Action: Recommended Approval 7-0

*City Council approved the consent calendar, with the exception on items 5 and 6, which were considered under separate motions. The approvals were as follows:*

4. *City Council approved the Planning Commission recommendation.*
5. *City Council approved the Planning Commission recommendation. (separate motion)*
6. *City Council approved the Planning Commission recommendation, including an*

*amendment to include in condition #5, "Day labor agency" under Special Use in OCM (100). (separate motion)*

7. *City Council approved the Planning Commission recommendation.*

### III. Roll-Call Consent Calendar (8-15)

8. [24-2046](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Section 9-15-12 (Operational requirements for all food trucks) of Chapter 15 (Food Truck Vendors) of Title 9 (Licensing and Regulation). [ROLL-CALL VOTE]
9. [24-2054](#) 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 Eisenhower West Small Area Plan chapter of such master plan as Master Plan Amendment No. 2023-00007 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. 2023-00007 associated with Vulcan Site Redevelopment approved by City Council on April 13, 2024). [ROLL-CALL VOTE]
10. [24-2056](#) 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. 2023-00006 (Implementation Ordinance for Text Amendment No. 2023-00006 associated with Vulcan Site Redevelopment approved by City Council on April 13, 2024). [ROLL-CALL VOTE]
11. [24-2058](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 067.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 701 South Van Dorn Street and 698 Burnside Place from, I/Industrial to CDD #26/Coordinated Development District 26 in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2023-00005 (Implementation Ordinance for Rezoning No. 2023-00005 associated with Vulcan Site Redevelopment approved by City Council on April 13, 2024). [ROLL-CALL VOTE]
12. [24-2060](#) Receipt of the viewers' report to vacate a portion of the public right-of-way at Courtney Avenue and North Van Dorn Street and Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way at Courtney Avenue and North Van Dorn Street, adjacent to the

property at 701 South Van Dorn (VAC No. 2023-00005) (Implementation Ordinance for Vacation No. 2023-00005 associated with Vulcan Site Redevelopment approved by City Council on April 13, 2024). [ROLL-CALL VOTE]

13. [24-2062](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the property located at 820 Gibbon Street to construct and maintain an encroachment for three townhouse bay windows in the South Alfred Street right-of-way at that location (Implementation Ordinance for Encroachment No. 2023-00002 associated with South Alfred Street Townhomes approved by City Council on January 20, 2024). [ROLL-CALL VOTE]
14. [24-2156](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2024. [ROLL-CALL VOTE]
15. [24-2158](#) Public Hearing, Second Reading and Final Passage of an Ordinance to increase the income thresholds for Real Estate Tax Relief for the Elderly and Disabled. [ROLL-CALL VOTE]
- City Council approved the roll call consent calendar, with the exception of items 8, 9, 10, 11 and 12, which were considered under separate motions. The approvals were as follows:*
8. *City Council adopted an ordinance to amend Section 9-15-12 (Operational Requirements for all Food Trucks) of Chapter 15 (Food Truck Vendors) of Title 9 (Licensing and Regulation), with an amendment to closing time at 12 Midnight. (ORD. NO. 5536) (separate motion)*
9. *City Council adopted an ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendments heretofore approved by city council to the Eisenhower West Small Area Plan chapter of such master plan as Master Plan Amendment No.2023-00007 and no other amendments, and to repeal all provisions of the said master plan as be inconsistent with such amendment. (ORD. NO. 5537) (separate motion)*
10. *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) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2023-00006. (ORD. NO. 5538) (separate motion)*
11. *City Council adopted an ordinance to amend and reordain Sheet No.067.03 of "Official Zoning Map,Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 701 South Van Dorn Street and 698 Burnside Place from, I/Industrial to CDD #26/Coordinated Development District 26 in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No.2023-00005. (ORD. NO. 5539) (separate motion)*
12. *City Council received the viewers' report and adopted an ordinance to vacate a*

portion of the public right-of-way at Courtney Avenue and North Van Dorn Street.  
(VAC NO. 2023-00005) (ORD. NO. 5540) (separate motion)

13. City Council adopted an ordinance authorizing the owner of the property located at 820 Gibbon Street to construct and maintain an encroachment for three townhouse bay windows in the South Alfred Street right-of-way at that location. (Encroachment No. 2023-00002) (ORD. NO. 5541)

14. City Council adopted an ordinance to make supplemental appropriations for the support of the City Government for fiscal year 2024. (ORD. 5542)

15. City Council adopted an ordinance to increase the income thresholds for Real Estate Tax Relief for the Elderly and Disabled. (ORD. 5543)

#### IV. OTHER BUSINESS

##### Reports and Recommendations from the City Manager

None.

#### V. Public Hearing Matters

##### Planning Commission (continued)

16. [24-2151](#) **For Information Only:  
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 #2024-00002

209 and 211 East Del Ray Avenue Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; zoned R-2-5/Residential.

Applicants: Angela Ambrose and Windmill Hill LLC

Planning Commission Action: Recommended Approval 7-0

*City Council received the report as information only.*

#### VI. Ordinances and Resolutions

17. [24-2159](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Article A (TAXICABS) of Chapter 12 (TAXICABS AND OTHER VEHICLES FOR HIRE) of Title 9 (LICENSING AND REGULATION) of the Code of the City of Alexandria, Virginia, 1981, as amended.  
[ROLL-CALL VOTE]

*City Council adopted an ordinance to amend Article A (TAXICABS) of Chapter 12 (TAXICABS AND OTHER VEHICLES FOR HIRE) of Title 9 (LICENSING AND*

*REGULATION) of the Code of the City of Alexandria, Virginia, 1981, as amended.  
(ORD. NO. 5544)*

**VII. Closed Session (if needed)**

*Not needed.*

**VII. ADJOURN**

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*The meeting was adjourned at 10:10 a.m.*

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*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.*