City of Alexandria

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

Action Docket - Final

Saturday, October 17, 2026

9:30 AM

Council Chamber

City Council Public Hearing

The October 17, 2026 Public Hearing Meeting of the Alexandria City Council is being held in the City Council Chamber at Del Pepper Community Resource Center (4850 Mark Center Drive, Alexandria, Virginia 22311) 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: 984 8525 2059
Webinar Passcode: 281712
Dial-in number: 301-715-8592
Registration Link:
https://alexandriava.zoom.us/webinar/register/WN_DNcvCDS8Rlas4YJ_9Q5AYw

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.

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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.

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I. OPENING

1. Calling the Roll.

Mayor Gaskins called the meeting to order and the City Clerk called the roll. All members of Council were present.

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

Not needed.

II. Proclamations

3. 27-1384 Presentation of a Proclamation recognizing October as National Disability Employment Awareness Month.

City Council endorsed the proclamation.

4. 27-1385 Presentation of a Proclamation recognizing October as Domestic Violence Awareness Month.

City Council endorsed the proclamation.

5. Public Discussion Period

The following persons participated in the public discussion period:

1. Jennifer Debias, Alexandria, member of the Environmental Policy Commission, gave Council an update on the monthly activities of the Commission.

2. Sindy Carballo Garcia, Alexandria, representing Tenants and Workers United, spoke about the City's use of automated license plate readers (ALPR) and requested the City eliminate using them.

3. Emma Mahler, Alexandria, spoke about the use of ALPR cameras and requested the City remove the cameras from the community.

4. Glen Pine, Alexandria, spoke about the use of ALPR cameras and requested the City remove them from the community and he spoke about the procedural policy changes for Council meetings.

5. Berenice Perez, Alexandria, spoke about the use of ALPR cameras and requested that the City remove them from the community.

6. Walter Piche, Alexandria, spoke about the use of ALPR cameras and requested that the City remove them from the community.

7. Khadija Mehter, Alexandria, spoke about the use of ALPR cameras and requested that the City remove them from the community.

8. Morgan Waite, Alexandria, spoke about the use of ALPR cameras and requested that the City remove them from the community.

9. David Lagos, Alexandria, spoke about the use of ALPR cameras and requested that the City remove them from the community.

10. Janice Grenadier, Alexandria, spoke about corruption with law enforcement and the court system.

[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.]

III. Action Docket

Roll-Call Consent Items (6-9)

6. 27-1413 Special Use Permit #2026-00035
108 and 110 North Quaker Lane
Public Hearing and consideration of a request for a Special Use Permit for a lot without frontage; zoned: R-20/Residential Single Family.
Applicant: Anne M. Smucker, Trustee, represented by M. Catharine Puskar, Attorney
Planning Commission Action: Recommend Approval 7-0

7. 27-1415 Special Use Permit #2026-00034

501 East Howell Avenue
Public Hearing and consideration of a request for a Special Use Permit for construction of a two-unit dwelling on a developed substandard lot; zoned: R-2-5/Residential Single Family.
Applicant: OV900 LLC represented by M. Catharine Puskar, Attorney
Planning Commission Action: Recommend Approval 7-0

8. 27-1416

Development Special Use Permit #2026-10008
1000 Saint Stephens Road
Public hearing and consideration of requests for a Development Special Use Permit and Site Plan to construct athletic facilities at a private school, with a Special Use Permit for pole lighting in excess of 30 feet (amending DSUP2018-00003); zoned R-12/Residential.
Applicant: Church Schools in the Diocese of Virginia DBA St. Stephen's and St. Agnes School represented by Duncan Blair, Attorney
Planning Commission Action: Recommend Approval 7-0

9. 27-1411

Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Section 13-1-3 (COMMERCIAL PROPERTIES AND RESIDENTIAL PROPERTIES - NIGHT ILLUMINATION) of Chapter 1 (GENERAL OFFENSES) of Title 13 (MISCELLANEOUS OFFENSES) of the Code of the City of Alexandria, Virginia, 1981, as amended.

City Council approved the roll-call consent items, with the exception of Item #8, which was considered under separate motion. The approval was as follows:

6. City Council closed the public hearing and approved the Planning Commission recommendation.

7. City Council closed the public hearing and approved the Planning Commission recommendation.

8. City Council closed the public hearing and approved the Planning Commission recommendation.
Councilman Chapman made the following disclosure statement for this item: "Due to my participation on the Board of St. Stephens/ St. Agnes School in Alexandria, I have a potential personal interest in the approval of this item. After discussion with the City Attorney, I have determined that I am able to participate in the discussion of this item under the law and I am able to participate in the transaction fairly and objectively. And in the public interest, I have made the proper disclosure to the Clerk." (separate motion)

9. City Council closed the public hearing and adopted the ordinance to amend Section 13-1-3 (COMMERCIAL PROPERTIES AND RESIDENTIAL PROPERTIEs - NIGHT ILLUMINATION) of Chapter 1 (GENERAL OFFENSES) of Title 13 (MISCELLANEOUS OFFENSES) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5652)

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

10. 27-1417

Master Plan Amendment #2026-00002
Zoning Text Amendment #2026-00003
Substandard Lots
Public hearing and consideration of requests for (A) Initiation of an amendment to the Alexandria Master Plan; (B) an amendment to the North Ridge/Rosemont Small Area Plan chapter of the Master Plan to clarify objectives related to substandard lot development; (C) Initiation of a Zoning Text Amendment; and (D) Public Hearing and consideration of text amendments to Zoning Ordinance Sections 12-400 (Substandard residential lots) and 12-900 (Developed substandard residential lots) to establish new regulations for the development or redevelopment of substandard lots.
Staff: City of Alexandria, Department of Planning & Zoning
Planning Commission Action: MPA#2026-00002 Initiate 7-0; Recommend Approval 7-0; ZTA#2026-00003 Initiate 7-0; Recommend Approval 7-0

City Council closed the public hearing and approved the Planning Commission recommendation.

11. 27-1414

Vacation #2026-00001
Ramsey Street and East Alexandria Avenue (Adjacent to 218 and 300 East Alexandria Avenue)
Public Hearing and consideration of a request to vacate a portion of the Public Right-of-Way located on the northern end of Ramsey Street and adjacent to the properties at 218 & 300 East Alexandria Avenue: zoned R-2-5/Residential Single Family.
Applicants: St. Joe's LLC represented by M. Catharine Puskar, attorney, and Olivia Campbell and George P. Rhodes, III represented by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 7-0

City Council closed the public hearing and approved the Planning Commission recommendation. Mayor Gaskins appointed the following viewers: Ann Tucker, Jeanette Ankoma-Sey, and Mindy Lyle.

12. 27-1419

Development Special Use Permit #2026-10007
724, 726, and 728 North Patrick Street - Townhouses
Public Hearing and consideration of a request for a Development Special Use Permit with a Site Plan and modifications, for a Cluster Development per Section 11-601 of the Zoning Ordinance to construct 5 townhouses; zoned: CSL/Commercial Service Low.
Applicant: Parker-Gray One, LLC represented by Duncan W. Blair, Attorney
Planning Commission Action: Recommend Approval 6-0

*City Council closed the public hearing and approved the Planning Commission recommendation with the addition of the following condition: Condition 12(a): To the extent allowable by Dominion Virginia Power, shift the transformers approximately 8-10' to the south to provide a public access easement for a portion of the open space adjacent to the sidewalk on Madison Street. The final design of the open space shall include seating and will be determined during the Final Site Plan process, to the satisfaction of the Director. (CC)**

13. 27-1418

3600 and 3600 ½ Russell Road - Address Renumbering Appeal
Public Hearing of an appeal of the City Manager's decision to renumber the addresses for the properties at 3600 and 3600 ½ Russell Road pursuant to Section 5-2-94 of the Alexandria City Code.
Appellant: Susan Saffelle Hughes and Michael A. Hughes
Staff: Department of Planning & Zoning and Department of Information Technology Services

City Council affirmed the appeal and the addresses will remain as is.

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

15. Closed Session (if needed)

16. Adjournment.

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The meeting was adjourned at 2:26 p.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.