

City of Alexandria

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



Docket - Final

Saturday, February 21, 2026

9:30 AM

City Council Public Hearing

The February 21, 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: 987 6079 3181

Webinar Passcode: 585514

Dial-in number: 301-715-8592

Registration: https://zoom.us/webinar/register/WN__tGxaW16QNSQjfk6c2-Mqg

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).
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. [26-0692](#) Coordinated Development District Concept Plan #2025-00001
Development Special Use Permit #2025-10016
Development Site Plan #2025-00021 - This item is considered by the Planning Commission only.
2618, 2623, 2627, 2638, 2641, 2648, 2658 Foster Ave; 5143, 5165, 5173, 5183 Seminary Road, & 5066, 5105, 5106, 5115, 5118, 5121, 5129 Fairbanks Avenue - Upland Park
Public Hearing and consideration of requests for: (A) an amendment to Coordinated Development District #21 Concept Plan, including the Upland Park neighborhood, to align with the Alexandria West Small Area Plan; (B) an extension of a Development Special Use Permit and Site Plan to construct townhomes with Special Use Permit

requests for a building without frontage on a public street and to increase the minimum number of townhouses in a row; and (C) a Development Site Plan to construct a public park; zoned CDD #21/ Coordinated Development District #21.

Applicant: Alexandria Development Associates LLC, represented by Kenneth Wire, Attorney

Planning Commission Action: CDD #2025-00001 Recommend Approval 7-0; DSUP #2025-10016 Recommend Approval 7-0; DSP #2025-00021 Approved 7-0

Attachments: [26-0692_DSUP2025-10016_Staff_Report](#)

[26-0692_DSUP2025-10016_&_DSP2025-00021_Site_Plan_Part_1](#)

[26-0692_DSUP2025-10016_&_DSP2025-00021_Site_Plan_Part_2](#)

[26-0692_DSUP2025-10016_Presentation](#)

6. [26-0695](#) Special Use Permit #2025-00072
420 East Windsor 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-2-5/Residential.
Applicant: Eric Frantz
Planning Commission Action: Recommend Approval 7-0
Attachments: [26-0695_SUP2025-00072_Staff_Report](#)
[26-0695_SUP2025-00072_Presentation](#)
7. [26-0694](#) Special Use Permit #2025-00054
601 & 619 S. Patrick Street
Public Hearing and consideration of a request for a Special Use Permit for an outdoor recreation and entertainment use; zoned CSL/Commercial Service Low.
Applicant: Valhall Property Holding LLC, represented by Duncan Blair, Attorney
Planning Commission Action: Recommend Approval 7-0
Attachments: [26-0694_SUP2025-00054_Staff_Report](#)
[26-0694_SUP2025-00054_Presentation](#)
8. [26-0599](#) Public hearing, Second Reading, and Final Passage of an ordinance to temporarily move the polling place in the City Hall Precinct to Lyles Crouch School and temporarily rename the Precinct accordingly.
Attachments: [26-0575_Attachment_1_Ordinance_Cover](#)
[26-0575_Attachment_2_Proposed_Ordinance](#)
[26-0575_Attachment_3_Proposed_Polling_Place_Map](#)
9. [26-0621](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Sections 3-2-82 and 3-2-85 (Encroachment fees) Article G of Chapter 2 of Title 3 (Finance, Taxation and Procurement) and Section 5-2-29 (Street Encroachments) of Chapter 2 (Streets and Sidewalks) of Title 5 (Transportation and Environmental Services) to allow publicly accessible electrical vehicle charging equipment

encroachments into public rights-of-way.

Attachments: [26-0621 Attachment 1 - Encroachment Ordinance Amendment](#)

[26-0621 Attachment 2 - Fee Resolution](#)

[26-0621 Attachment 3 - License Agreement](#)

[26-0621 Attachment 4 - Parking Ordinance Amendment](#)

[26-0621 Attachment 5 - Presentation](#)

10. [26-0632](#) 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 Old Town North Small Area Plan chapter of such master plan as Master Plan Amendment No. 2025-00005 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. 2025-00005 associated with 732 North Washington and 710 Madison Streets approved by City Council on January 24, 2026).

Attachments: [26-0632 cover](#)

[26-0632 ordinance](#)

11. [26-0634](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.04 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 732 North Washington and 710 Madison Streets from, CD-X/Commercial downtown zone (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00006 (Implementation Ordinance for Rezoning No. 2025-00006 associated with 732 North Washington and 710 Madison Streets approved by City Council on January 24, 2026).

Attachments: [26-0634 cover](#)

[26-0634 ordinance](#)

12. [26-0636](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00009 (Implementation Ordinance for Text Amendment No. 2025-00009 for Commercial-to-Residential Conversions approved by City Council on January 24, 2026).

Attachments: [26-0636 cover](#)

[26-0636 ordinance](#)

13. [26-0638](#) 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 Green Building Plan chapter heretofore approved by city council as Master Plan Amendment No. 2025-00004 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. 2025-00004 associated with the Green Building Plan approved by City Council on January 24, 2026).

Attachments: [26-0638 cover](#)
[26-0638 ordinance](#)

14. [26-0643](#) Public Hearing, Second Reading and Final Passage of an Ordinance to adopt Section 10-4-28 (Parking in spaces reserved for charging plug-in electric motor vehicles) of the Code of the City of Alexandria, Virginia.

Attachments: [26-0643 Attachment 1 - Encroachment Ordinance Amendment](#)
[26-0643 Attachment 2 - Fee Resolution](#)
[26-0643 Attachment 3 - License Agreement](#)
[26-0643 Attachment 4 - Parking Ordinance Amendment](#)
[26-0643 Attachment 5 - Presentation](#)

15. [26-0653](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Initiate And Establish The Process To Grant An Agreement For The Lease, Management, And Operation Of The Torpedo Factory Arts Center (“TFAC”), Owned By The City Of Alexandria And Located At 105 Union Street.

Attachments: [26-0653 Attachment 1. Franchise Ordinance.pdf](#)
[26-0653 Attachment 2. Request for Proposals - Terms & Specifications for Bids](#)

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

16. [26-0706](#) Appointment of Member of City Council to the Legislative Subcommittee.

17. [26-0696](#) Rezoning #2025-00007
Development Special Use Permit #2025-10031
11 and 21 North Quaker Lane and 3369 Duke Street - Duke & Quaker Townhomes
Public Hearing and consideration of requests for: (A) a request for an amendment to the official zoning map to change the zoning designation for the properties from CL/Commercial Low with proffer to CL/Commercial Low (removing the existing proffer); and (B) a Development Special Use Permit and Site Plan with modifications to construct two multi-unit townhouse-style residential buildings, and with Special Use Permit requests for an increase in building height and bonus density pursuant to Section 7-700 of the Zoning Ordinance; zoned CL/Commercial Low with proffer.
Applicant: 614 Westbrad LLC, represented by M. Catharine Puskar, Attorney
Planning Commission Action: REZ #2025-00007 Recommend Approval 7-0; DSUP #2025-10031 Recommend Approval 7-0

Attachments: [26-0696_DSUP2025-10031_Staff_Report](#)
[26-0696_DSUP2025-10031_Site_Plan](#)
[26-0696_DSUP2025-10031_CC_Presentation_Final](#)

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

18. [26-0693](#) **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 #2025-00012
102 East Monroe 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: Alabama Ave LLC, represented by Duncan Blair, Attorney
Planning Commission Action: Approved 7-0
Attachments: [26-0693_SUB2025-00012_Staff_Report](#)
[26-0693_SUB2025-00012_Presentation](#)
19. [26-0697](#) Development Site Plans and Zoning Ordinance Subdivision cases are heard by the Planning Commission but placed on the City Council docket for information. Zoning Ordinance Subdivision cases are heard by City Council only upon appeal.
Subdivision #2025-00006
Development Site Plan #2025-00030
806 North Columbus Street - Townhomes
Public Hearing and consideration of a request for: (A) a Subdivision to re-subdivide three existing lots with variations to the lot areas, widths, and frontages; and (B) a Development Site Plan to construct three townhouses; zoned RB/Townhouse.
Applicant: 732 and 806 Development LLC, represented by Kenneth Wire, Attorney
Planning Commission Action: Deferred 7-0
Attachments: [DSP2025-00030_SUB2025-00006_Staff_Report](#)
[DSP2025-00030_Site_Plan](#)
20. **Public Discussion Period (Remaining Speakers, if any).**
21. **Closed Session**
- [26-0701](#) Executive Session -2.2-3711(A)(7) and (A)(8) - Consultation with legal counsel and briefings by staff members pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body and consultation with legal counsel regarding specific legal matters concerning City Council's budget authority which require the provision of legal advice by such counsel. [ROLL-CALL VOTE]
Attachments: [26-0701_resolution](#)

22. Adjournment.

The docket is subject to change.

Limited Full-text copies of ordinances, resolutions, and agenda items are available the Office of the City Clerk and Clerk of Council. Meeting materials are also available on-line at alexandriava.gov/council.

Individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-745-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice to that the proper arrangements may be made. City meetings are closed-captioned for the hearing impaired.

If the Mayor finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting, this meeting will be continued to the following Saturday.