City Council-Regular Meeting

Date: 11/16/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Level Up Investing, LLC, Owner; Jesse Leven, Applicant/Representative

Staff Source: Vanessa Guerra, MPA, AICP, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for an Auto Dealer / Auto Sales on Lots 4, 5, 8, and 9, Block 470, Eastern Division, located at 317 East Eistetter Street and 316 and 318 East Bustamante Street.

The Planning and Zoning Commission recommended approval of the proposed conditional use permit, and staff supports the application.

ZC-081-2026

District IV

PREVIOUS COUNCIL ACTION

On August 17, 2026, the City Council tabled the proposed zone change and recommended that the applicant pursue a Conditional Use Permit (CUP).

LOTS 4 and 5:

On November 02, 2015, the City Council approved a zone change request to rezone the property from R-3 (Mixed Residential District) to B-1 (Limited Commercial District).

LOTS 8 and 9:

On February 1, 2021, the City Council approved a zone change request to rezone the property from R-3 (Mixed Residential District) to B-1 (Limited Commercial District).

BACKGROUND

Council District: IV – Cm. Ricardo “Rick” Garza

Proposed Use: The proposed use is for Auto Dealer / Auto Sales.

Site: The site consists of Lots 4 and 5, which is currently occupied by a training facility for sports, and Lots 8 and 9, which serves a parking lot for the facility.

Citations:

- 316/318 E. Bustamante Street: No Code Enforcement violations were identified for the subject property.

- 317 E. Eistetter Street:
    - A citation was issued on September 15, 2020, for performing work without the required permit.

- A stop-work order was issued in 2019 after the property owner broke the curb and installed a driveway without the required authorization.

Surrounding Land Uses: To the north of the site is East Eistetter Street, residential uses, and a parking lot for Gregory's Driving School. To the east of the site is residential uses and Springfield Avenue. To the south of the site is East Bustamante Street, residential uses, and Medina Tire Shop. To the west of the site is residential uses, Gregory's Driving School, and Marcella Avenue.

Comprehensive Plan: The Future Land Use Map recognizes this area as High Density Residential.

https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies East Eistetter Street and East Bustamante Street as local streets.
www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 48
Inside 200' Radius: In Favor: 1 Opposed: 1
Outside 200' Radius: In Favor: 0 **Opposed:** 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 0 vote recommended **approval** of the proposed conditional use permit.

STAFF RECOMMENDATION

A Conditional Use Permit is intended to provide for those land uses where additional regulation is necessary to protect the property and surrounding area. It is primarily intended for property located in older section of the city and is intended to promote development and/or redevelopment of such property, which is consistent with the land use patterns of surrounding property.

Staff **supports** the proposed conditional use permit for the following reasons:

1. The Conditional Use Permit limits the proposed auto sales use to a defined 600-square-foot area within the existing facility and establishes specific limitations on the type and number of vehicles that may be displayed, parked, or stored on the property.
2. The hours of operation for the proposed use do not overlap with the hours of operation of the training facility. Therefore, conflicts or an overspill of vehicles into the surrounding neighborhood or area are not anticipated.
3. The Conditional Use Permit process allows the City to impose operational conditions intended to mitigate potential impacts to adjacent residential properties.

Notice to the owner/applicant:

1. The approval of the conditional use permit does not guarantee the issuance of a building permit and requires full compliance with all applicable municipal codes and regulations.

If approved, Staff suggests the following conditions

1. The Conditional Use Permit is issued to Level Up Auto Group, LLC and Jesse Leven, and shall be non-transferal.
2. The conditional use permit is restricted 600 square feet located within the facility as per the site plan, "Exhibit A", which is made part hereof for all purposes.
3. The hours of operation shall be limited to, Monday to Saturday from 10:00 am to 5:00 pm.
4. All vehicles associated with the use, including vehicles offered for sale, shall be parked and stored entirely within the property boundaries. No vehicle associated with the use shall be parked on public rights-of-way, sidewalks, or adjacent properties.
5. The use shall be limited to the sale of passenger vehicles, including cars, SUVs, vans, and trucks.
6. A maximum of eight (8) passenger vehicles shall be displayed, parked, or stored on the property for sale at any one time. No more than eight (8) vehicles for sale shall be permitted on the property.
7. Vehicles offered for sale shall be parked only within the area designated for vehicle sales along Eistetter Street, as shown on Exhibit A. Vehicles offered for sale shall not be parked or displayed within the parking area designated for the training facility along Bustamante Street.
8. The uses of an auto interior shop, auto body repair, auto body paint shop, auto muffler shop, auto tire repair, tire sales, auto glass repair/tenting, auto repair (general), and auto repair as associated use to retail sales, car wash (self-service), commercial car wash (detail shop), quick lube/oil change shall be prohibited.
9. The storage or sale of automotive fuel, lubricants, fluids, automotive materials, equipment, or similar automotive supplies shall be prohibited on the property.
10. The parking, storage, display, or sale of junked, inoperable, dismantled, or wrecked vehicles shall be prohibited on the property.
11. The sale, storage, or display of automotive parts shall be prohibited on the property.
12. No commercial vehicle that exceeds one (1) ton in manufacturer's gross vehicle weight rating (GVWR) or that has more than two (2) axels, nor any commercial or utility trailer, shall be stored in any manner on the property.
13. The parking, storage, display, or sale of tractor-trailers, 18-wheelers, heavy trucks, heavy equipment, recreational vehicles, or similar oversized vehicles shall be prohibited on the property.
14. Air inflatables, balloons, flags, and banners used for advertising shall be prohibited.
15. Music and speakers are prohibited. There shall be no noise, no music, or ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
16. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
17. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
18. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.

19. Fencing shall be provided in accordance with the City of Laredo Land Development Code, Section 24-79.
20. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
21. Signage shall be consistent with the City's Sign Ordinance.
22. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
23. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
24. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
25. The proposed use shall undergo an annual Fire Inspection.
26. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current, including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
27. The establishment shall be kept in a sanitary condition.
28. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?
The property is situated within an area that is primarily residential. Other land uses around the property include a driving school to the west and a tire shop to the south.

Would this change create an isolated zoning district unrelated to surrounding districts?
The zoning will not change.

Will change adversely influence living conditions in the neighborhoods?
The proposed zone change may be anticipated to have a negative impact with the surrounding area or neighborhoods.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing zone does not allow for an Auto Dealer / Auto Sales as intended by the applicant.

Attachments

Maps
Narrative
Site Plan
Comp Plan Alignment
Draft Ordinance
