ORDINANCE NO.

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; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE,

WHEREAS, a request has been received for 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; and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on September 17, 2026; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the issuance of the Conditional Use Permit; and,

WHEREAS, notice of the Conditional Use Permit request was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City of Laredo City Council on this matter; and,

WHEREAS, the City Council has held a public hearing on November 16, 2026, on the request and finds the Conditional Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, the City Council does not consider the impact, if any, of private covenants and deed restrictions on the subject property with the adoption of this ordinance; and,

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: The Zoning Map of the City of Laredo be and is hereby amended 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.

Section 2: The Conditional Use Permit is further restricted to the following provision herewith adopted by the City Council:

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.

Section 3: This ordinance shall be published in a manner provided by Section 2.09(D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as and from the date of publication specified in Section 3.

Section 5: The Conditional Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.94.10, entitled “Revocation”.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2026.

_____
DR. VICTOR D. TREVINO
MAYOR

ATTEST:

_____
MARIO I. MALDONADO, JR.
CITY SECRETARY
APPROVED AS TO FORM:

_____
DOANH "ZONE" T. NGUYEN
CITY ATTORNEY