DETAILED NARRATIVE OF PROPOSED USE

Level Up Auto Group LLC
317 E. Eistetter St., Laredo, Texas 78041
Conditional Use Permit Request

Level Up Auto Group LLC is requesting a Conditional Use Permit to operate a small automobile dealership at **317 E. Eistetter St., Laredo, Texas 78041**.

The proposed dealership use will be limited to the **Eistetter Street side of the existing property**. The dealership will utilize an existing office measuring approximately **16 feet 6 inches by 19 feet 7 inches**. The office contains **two office areas and one restroom** and will be used for normal administrative dealership activities, including meeting with customers, preparing sales documents, maintaining dealership records, and conducting vehicle sales transactions.

An approximately **92-foot by 26-foot area** facing Eistetter Street will be designated for the dealership's vehicle display and parking area. This area will accommodate a maximum of **eight vehicles** associated with Level Up Auto Group LLC. Adequate maneuvering space will be maintained for vehicles to safely enter, exit, and move within the designated area.

Access to the dealership area will be from **Eistetter Street** through the existing fenced/gated frontage. The dealership area will remain physically and operationally separate from the primary parking area used by Ignite Training Facility on the Bustamante Street side of the property.

The proposed use is intended to be a **small-scale automobile sales operation**. There will be no vehicle repair shop, body shop, painting, mechanical work, dismantling, salvage operations, or outdoor storage of automobile parts associated with the proposed use. Vehicles displayed on the property will be maintained in an orderly manner within the designated dealership area shown on the submitted site plan.

A **Level Up Auto Group LLC business sign**, approximately **7 feet 8 inches wide by 4 feet 1 inch high**, will identify the dealership. The sign will be located as indicated on the submitted site plan and will comply with applicable City requirements.

The existing Ignite Training Facility will continue its current operations. The proposed dealership will occupy only the designated office and vehicle display/parking area associated with **317 E. Eistetter Street**. The existing gym parking area toward Bustamante Street will remain dedicated to the training facility and is not proposed as dealership vehicle display parking.

The purpose of this Conditional Use Permit request is to allow Level Up Auto Group LLC to conduct automobile sales from the existing property in an organized and controlled manner while maintaining compatibility with the existing training facility and surrounding properties. No major structural alterations or new buildings are proposed as part of this request.

Hours of operation

	AM	PM
Monday	10:00 -	5:00pm
Tuesday	10:00 -	5:00 pm
Wednesday	10:00 -	5:00 pm
Thursday	10:00 -	5:00 pm
Friday	10:00 -	5:00 pm
Sat	10:00 -	5:00 Pm
Sun	closed	

(1) employee

	PM Gym Hours	PM
Monday -	5:00 -	10:00pm
Tuesday -	5:00 -	10:00 pm
Wednesday -	5:00 -	10: pm
thursday -	5:00 -	10:00 Pm
Friday -	5:00 -	10:00 Pm

By appointment on weekends only.