

City Council-Regular Meeting

Date: 08/17/2026

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 rezoning Lots 4, 5, 8, and 9, Block 470, Eastern Division, located at 317 East Eistetter Street and 316 and 318 East Bustamante Street, from B-1 (Limited Business District) to B-3 (Community Business District).

The Planning and Zoning Commission recommended denial of the proposed zone change, and staff does not support the application.

ZC-068-2026

District IV

PREVIOUS COUNCIL ACTION

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: 0 Opposed: 0

Outside 200' Radius: In Favor: 0 Opposed: 1

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a **8** to **0** vote recommended **denial** of the proposed zone change.

STAFF RECOMMENDATION

Staff **does not support** the proposed zone change for the following reasons:

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as High Density Residential (R-3, R-2, B-1R, B-1, R-O), which does not include B-3 zoning districts.
2. The proposed B-3 zoning district may introduce uses that are not compatible with the established residential character of the properties located to the east and south of the site.
3. The B-3 zoning district permits a broad range of general commercial activities, including higher-intensity uses that may generate increased noise, lighting, and higher traffic volumes. Such impacts could adversely affect the adjacent residential properties by diminishing neighborhood character, privacy, and overall quality of life.
4. The proposed zone change does not meet the Laredo Land Development Code location requirement, stating that B-3 zoning districts should be located along minor or principal arterial streets. East Eistetter Street and East Bustamante Street are identified as local streets in the Thoroughfare Plan.
5. The proposed zoning may also result in a significant increase in commercial traffic. East Eistetter Street and East Bustamante Street is designated as a local street, which is intended to function primarily as a residential corridor serving neighborhood traffic rather than accommodating high volumes of commercial traffic.

Notice to the owner/applicant:

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

IMPACT ANALYSIS

B-3. The purpose of the B-3 District (community business district) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire City and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

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?

Yes. The proposed zone change will create an isolated zoning district.

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
Comp Plan Alignment
Draft Ordinance
