



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 24, 2025

In Control: Planning and Community Development Committee

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Council Consideration Request by Councilmember Teri Castillo (District 5) to evaluate Chapter 11 Fire Prevention and Chapter 16 Licenses and Business Regulations for Used Automotive Parts Recyclers and Metal Recycling Entities.

SUMMARY:

The Development Services Department (DSD) will present an update on the City Council Consideration Request (CCR) submitted by Councilmember Teri Castillo to convene a task force to evaluate Chapter 11 and Chapter 16 and recommend possible code amendments to ensure adequate enforcement of Used Auto Parts Recyclers (UAPR) and Metal Recycling Entities (MRE). Initially, the task force included 10 neighborhood representatives chosen by the City Council and 10 industry representatives, including the following:

- 5 UAPR and 5 MRE representatives
- City staff from DSD, San Antonio Fire Department, City Attorney's Office, San Antonio Metro Health Department, San Antonio Police Department, Solid Waste Department, and

other agencies such as the Texas Commission on Environmental Quality and San Antonio Water System.

To serve as an industry representative on the task force, DSD staff proposed that the following criteria be met: (1) licensed operator, (2) geographic diversity, (3) no violations in the last code enforcement inspection, and (4) no current citations. This selection approach sought to ensure a balanced discussion and stakeholder input.

BACKGROUND INFORMATION:

Multiple Used Auto Parts Recyclers and Metal Recycling Entities within city limits have caught fire over the past several years, creating massive plumes of smoke and air pollution within the city.

In June 2024, DSD recommended to PCDC that the task force be officially convened and include neighborhood and industry representatives throughout the process. Since the last update, DSD has hosted 10 meetings at the OneStop between September 2024 and January 2025. The topics discussed included clarifying definitions, zoning and nonconforming use, the need for additional enforcement, and addressing fencing issues. DSD created an SASpeakUp page to provide general information to the public on the task force, promote upcoming meetings, and archive the meeting minutes and documents.

ISSUE:

The task force held 10 meetings between September 2024 and January 2025. In February 2025, DSD received concerns over attendance and the task force's balance. DSD decided to pause the meetings in February and reevaluate the process, aiming to improve the task force's overall balance by ensuring full attendance. In February 2025, DSD presented to the PCDC an update on the task force's progress since it began meeting in September 2024. The PCDC requested that DSD review possible changes to the date and times of the meetings and the need for additional appointments to the task force, with the possibility of including alternates.

After additional members, including alternates, were formally appointed to the task force, meetings resumed on March 26, 2025. Eight (8) additional meetings were held to finalize recommendations. Meetings were held twice a week, in both daytime and evening sessions, to ensure that all were able to participate.

DSD will present recommended changes to City Code Chapter 16 related to UAPRs and MREs that were developed during the 18 meetings of the task force. These recommended changes are related to the following:

- Timeline and process for issuing and resolving citations
- Fines for recurring violations
- Identifying a threshold for triggering heavier enforcement mechanisms until violations and citations are resolved
- Temporarily ceasing operations
- Removal of non-conforming uses

- Requirements of fence line air monitors for a limited time
- Fines to recoup city services used to address violations and emergencies

FISCAL IMPACT:

N/A

ALTERNATIVES:

N/A

RECOMMENDATION:

Staff recommends forwarding the updates to Chapter 16: Used Auto Parts Recyclers and Metal recycling Entities to A Session for consideration.