



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** March 27, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 7

### **SUBJECT:**

Real Estate Disposition: Conveyance of the Wilson Boulevard median to SAISD while retaining a public right-of-way easement interest.

### **SUMMARY:**

A resolution supporting the city's request to convey the underlying fee simple interest in the Wilson Boulevard median located between Donaldson Avenue and Club Drive, in Council District 7, to the San Antonio Independent School District (SAISD) while retaining a public right of way easement interest.

### **BACKGROUND INFORMATION:**

Wilson Boulevard is included in San Antonio's original 36 square miles, thus owned by the City of San Antonio. The Wilson Boulevard median, located between Donaldson Avenue and Club Drive, is adjacent to Thomas Jefferson High School. In May 2017, voters approved \$3,600,000 to construct street improvements for the Thomas Jefferson High School (Area Streets) project. The

project completed improvements to the Wilson Boulevard median, including underground utility conversion at the intersections of Wilson Boulevard/Donaldson Avenue and Wilson Boulevard/Club Drive, sidewalks, lighting, landscaping, Thespian Island fountain restoration, and other improvements. SAISD agreed to enter into a Memorandum of Understanding (MOU) to provide long-term maintenance and repairs to the Wilson Boulevard median and irrigation system, including the Thespian Island and fountain. However, it does not have the authority to enter into the agreement if it is not the owner of the record.

The City owns fee simple title and right-of-way interest in Wilson Boulevard and the median. By conveying the city's underlying fee simple interest in the Wilson Boulevard median, SAISD can enter into an agreement with the city to provide long-term maintenance to the median. The city will retain a public right-of-way easement interest in the median since it is part of the City's right-of-way. SAISD already owns fee simple title to the property known as Thespian Island.

This procedural request will allow SAISD to provide long-term maintenance to the Wilson Boulevard median adjacent to Thomas Jefferson High School.

#### **ISSUE:**

This resolution will support the city's request to convey the underlying fee simple interest in the Wilson Boulevard median, located between Donaldson Avenue and Club Drive in Council District 7, to the San Antonio Independent School District (SAISD) while retaining a public right-of-way easement interest.

Wilson Boulevard is included in San Antonio's original 36 square miles, thus owned by the City of San Antonio. The Wilson Boulevard median, located between Donaldson Avenue and Club Drive, is adjacent to Thomas Jefferson High School. In May 2017, voters approved \$3,600,000 to construct street improvements for the Thomas Jefferson High School (Area Streets) project. The project completed improvements to the Wilson Boulevard median, which included underground utility conversion at the intersections of Wilson Boulevard/Donaldson Avenue and Wilson Boulevard/Club Drive, sidewalks, lighting, landscaping, Thespian Island fountain restoration, and other improvements.

SAISD agreed to enter into a Memorandum of Understanding (MOU) to provide long-term maintenance and repairs to the Wilson Boulevard median and irrigation system, as well as Thespian Island and the fountain; however, it does not have the authority to enter into the agreement if it is not the owner of record.

The City owns fee simple title and right-of-way interest in Wilson Boulevard and the median. By conveying the city's underlying fee simple interest in the Wilson Boulevard median, SAISD can enter into an agreement with the city to provide long-term maintenance to the median. The city will retain a public right-of-way easement interest in the median since it is part of the City's right-of-way. SAISD already owns fee simple title to the property known as Thespian Island.

This procedural request will allow SAISD to maintain the Wilson Boulevard median adjacent to Thomas Jefferson High School.

**ALTERNATIVES:**

Planning Commission could choose not to approve this request, which would prevent SAISD from maintaining the median as agreed to.

**RECOMMENDATION:**

Staff recommends approval of this request to convey the underlying fee simple interest in the Wilson Boulevard median located between Donaldson Avenue and Club Drive, in Council District 7, to the San Antonio Independent School District (SAISD) while retaining a public right of way easement interest.