



# City of Austin

## Recommendation for Action

File #: 26-1513, Agenda Item #: 44.

4/23/2026

### Posting Language

Approve a resolution authorizing the filing of eminent domain proceedings and payment to acquire the property interests needed for CKT961 Induction Reduction Project for the public use of mitigating an induced voltage by the Austin Energy Circuit 961 transmission line on the Capital Metropolitan Transportation Authority (CapMetro) Red Rail Line requiring the acquisition of a permanent electric transmission and distribution easement consisting of approximately 0.1309 of one acre (5,704 square foot) easement consisting of three parts out of the Rachael Saul Survey, Abstract No. 551, Williamson County, Texas, being a portion of Lot 1, Block A, Replat of Davis Spring Commercial Section 3, a subdivision of record in Document Number 2018027822, Official Public Records, Williamson County, Texas, said Lot 1 conveyed to TA Rhythm Apartments, LLC by Special Warranty Deed dated October 28, 2021, as recorded in Document Number 2021165405, Official Public Records, Williamson County, Texas, currently appraised at \$60,962 subject to an increase in value based on updated appraisals, a Special Commissioner's award, negotiated settlement, or judgment. The owner of the needed property is TA Rhythm Apartments, LLC, a Texas limited liability company. The property is located at 9701 Spectrum Drive, Austin, Texas 78717. The general route of the project begins at the Jollyville Substation and runs parallel to the CapMetro Red Line, crossing over Ranch Road 620 North and Highway 45, heading east towards West Howard Lane, ending at the Ashton Woods Substation. Funding: \$60,962 is available in the Capital Budget of Austin Energy.

### Lead Department

Austin Financial Services.

### Fiscal Note

Funding is available in the Capital Budget of Austin Energy.

### For More Information:

Brandon Williamson, Austin Financial Services, 512-974-5666; Michael Gates, Austin Financial Services, 512-974-5639; Amy Everhart, Austin Energy, Director, Local Government Issues (512) 322-6087; David Tomczyszyn, Austin Energy, VP Electric Systems Engineering and Technical Services, (512) 322-6821.

### Council Committee, Boards and Commission Action:

April 13, 2026 - to be reviewed by the Electric Utility Commission.

### Additional Backup Information:

This project is for Austin Energy Circuit 961 Induction Reduction Project intended to mitigate an induced voltage by the Austin Energy Circuit 961 transmission line on the Cap Metro Red Line rail. This project will take steps necessary to reduce the touch voltage to below a 25 volts a-c threshold. Reduction will be accomplished by installing an aboveground counterpoise wire on the transmission circuit. The general route of the project begins at the Jollyville Substation and runs parallel to the CapMetro Red Line, crossing over Ranch Road 620 North and Highway 45, heading east towards West Howard Lane, ending at the Ashton Woods Substation.

The City has attempted to purchase the needed property at 9701 Spectrum Drive, Austin, Texas 78717. The City and property owner have been unable to agree on the value of the needed acquisition. The Law

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Department is requesting authorization to file an action in eminent domain on behalf of the City, and to authorize the City to pay for the property interest in an amount determined by the appraisal, updated appraisal (s), a Special Commissioners' award, negotiated settlement, or judgment.