

Sources: July 28, 2026 PC draft minutes (City of Austin EDIMS id=478797, posted as Item-01 backup to the August 11 PC agenda — the official record as posted, pending approval; results derived from it are labeled **draft minutes**) | August 11, 2026 PC agenda + backup postponement memos (EDIMS id=478410; memos id=478441, 478443, 478444, 478445) | August 11 PC posted meeting video (Swagit video 395835; chapter markers as posted; the transcript endpoint returns empty and no minutes have posted as of this issue — **no August 11 outcome is asserted anywhere in this brief**) | August 18, 2026 ZAP agenda (EDIMS id=479027) | ADW entity database, gate-certified recompute (5,190 hearings; verify_publish PASS 2026-08-13; certified snapshot 2026-08-10) | ADW prediction ledger | commission calendar (PC 2nd/4th Tuesdays; ZAP 1st/3rd). No outcome below is guessed, and no Council outcome is asserted ahead of the adopted-ordinance record.

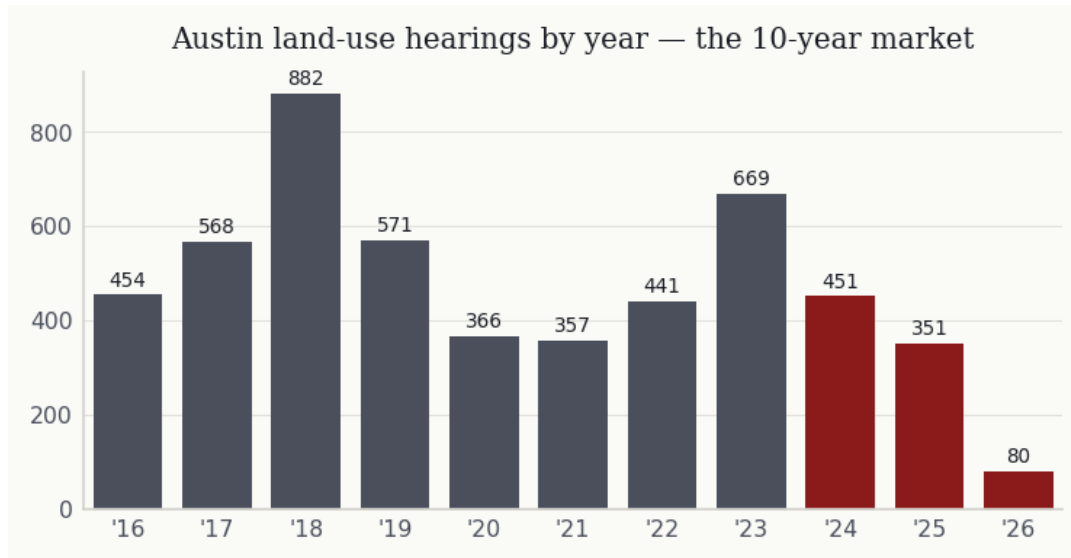
THE JULY 28 RECORD POSTED AND SCORED THE HELD SLATE — A DOWNTOWN WAIVER GOES TO COUNCIL WITH NO RECOMMENDATION, AUGUST 11'S CONTESTED FILES MOVED BY PAPER BEFORE THE GAVEL, AND CIRCLE C POSTS A FOURTH SETTING

The record layer moved one notch this week. The July 28 PC minutes posted — as draft, filed as backup to the August 11 agenda — and scored all four of the desk's open calls on that docket: two density-bonus postponements confirmed onto the fall calendar, one clean industrial grant on consent, and the week's headline artifact — the downtown parking-separation waiver at 815 W 11th, where a motion to deny **failed 4-2-3** and the item now travels to Council **without a recommendation**. Planning Commission met again on August 11; that record is still dark, and nothing from it is scored here. But the docket's contested files had already moved on paper before the gavel — a September 8 ask on Airport & Koenig, a fully contested backup file on Congress Views, and a staff time-ask against a staff Not-Recommended on Wickersham. The paper keeps arriving ahead of the record; this issue prices the paper.

EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

- **The July 28 PC record posted (draft minutes) and scored the held slate.** Woodward Mixed Use Flats (C14-2025-0051, D3) postponed to Aug 25 and 1900 Rosewood Block (C14-2026-0008, D1) to Sep 8 — both applicant requests, both consent, 10-0; 9807 Middle Fiskville (C14-2026-0029, D4) approved LI-CO-NP on consent; and 815 W 11th (SP-2025-0251C, D9) survived a deny motion 4-2-3.
- **The no-recommendation forward is the week's headline artifact.** The DMU parking-separation waiver at 815 W 11th moves to Council with no commission cover — three abstentions on a nine-vote dais, after three settings. Council now decides a downtown design-standard question de novo; we assert no Council outcome ahead of the record.
- **PC met August 11; the record is dark and nothing is scored.** The posted video's chapters show a consent agenda, one discussion item, and committee updates; no transcript or minutes have posted. Every August 11 item below is carried as: heard Aug 11 — outcomes publish when the record posts.
- **The contested files moved by paper before the gavel.** Airport & Koenig (NPA-2025-0018.02 + C14-2025-0115, D4) filed an applicant ask to Sep 8 — more time for neighborhood dialogue, timely per the staff memo. Congress Views (NPA-2025-0020.04 + C14-2025-0096, D2) drew a neighborhood time-ask, two applicant responses, a support letter, and public comment into the backup. Wickersham Retail (C14-2026-0016, D3) carried staff's own postponement request against a staff Not Recommended.
- **ZAP returns Aug 18 on a two-item docket — and the scoring cascade is queued.** Circle C Tract 110 (C14-2025-0064, D8) posts its fourth setting; a 20-ft cut/fill variance at 3900 W Howard Lane (SP-2026-0221D, D7) is the other hearing. Item 1 approves the July 21 and August 4 minutes: when they post, five open calls score and July 21's provisional 6-3 re-scores.
- **Data layer.** The gate-certified recompute (verify_publish PASS 2026-08-13; certified snapshot 2026-08-10) covers the full 5,190-hearing record; every leaderboard and district baseline in this brief traces to it (Drenner 632, Armbrust 490; D3 969/32.8%/63.7%, D9 519/42.5%/51.5%, D8 174/45.0%/47.9%).



Austin PC + ZAP hearings by year, 2016–2026 (certified). 5,190 hearings across the decade; the 2026 column is the year to date. Records post on the city's cadence — this week, one of three pending records did.

THE SCOREBOARD — FOUR CALLS SCORED, FIVE STILL OPEN

CALLED LAST WEEK → WHAT THE POSTED RECORD SAYS

The desk carried nine open calls into this week — four on the July 28 PC docket (logged July 29, pre-hearing, on the cold base-rate prior, model v5.0c) and five on the August 4 ZAP docket (logged August 3). **The July 28 record posted as draft minutes** (EDIMS id=478797); those four score below and are labeled **draft minutes** until the approved record posts (the Aug 11 consent agenda carried their approval; that record is itself unposted). **The August 4 record has not posted**; its five calls stay open, and its minutes queue for approval at ZAP Aug 18 alongside July 21's — whose provisional results, including the 6-3 on C14-2025-0089, re-score when the certified record lands. **No pre-hearing calls were logged on the August 11 PC docket this cycle**; per the desk's standing rule nothing is called after a hearing has been held, so August 11 enters the ledger only through its posted record.

JULY 28 PLANNING COMMISSION — SCORED (draft minutes)

Item	Case	Dist	Agent of record	Result — July 28 PC draft minutes
2	C14-2025-0051 (Woodward Mixed Use Flats)	D3	Thrower Design LLC	Postponed to Aug 25 — applicant request (consent, 10-0) (draft minutes)
3	C14-2026-0008 (1900 Rosewood Block)	D1	Armbrust & Brown, PLLC	Postponed to Sep 8 — applicant request (consent, 10-0) (draft minutes)
4	C14-2026-0029 (9807 Middle Fiskville)	D4	DPR Construction	Approved — LI-CO-NP, staff's recommendation (consent, 10-0) (draft minutes)
5	SP-2025-0251C (815 W 11th)	D9	Bleyl Engineering	Motion to deny FAILED 4-2-3 — hearing closed 10-0; the item moves forward to Council without a recommendation (draft minutes)

AUGUST 4 ZONING & PLATTING — OPEN (record pending; minutes queue for approval Aug 18)

Item	Case	Dist	Agent of record	Docket status
2	C14-2026-0035 (NBR 620)	D6	(none listed on agenda)	Heard Aug 4 — record pending; minutes queue for approval Aug 18
3	C14-2026-0046 (Howard Plaza)	D1	(none listed on agenda)	Heard Aug 4 — record pending; neighborhood postponement request was pre-filed
4	C14-2026-0049 (7217 McNeil Dr)	D6	Civiltude LLC (Laith Mahmoud)	Heard Aug 4 — record pending; minutes queue for approval Aug 18
5	C14-2026-0043 (4201 Westbank)	D8	McLean & Howard, LLP (Laci Ehlers)	Heard Aug 4 — record pending; minutes queue for approval Aug 18
6	C14-2025-0064 (Circle C Tract 110)	D8	Drenner Group PC (Amanda Swor)	Heard Aug 4 — record pending; re-posted for Aug 18 — a fourth setting (docket fact)

Accountability note (our model's logged calls). All nine calls were logged pre-hearing on the cold base-rate prior (v5.0c) and score only against posted records — four scored this week, five remain open. This is accountability reporting on calls already logged, not new prediction. Case and district pages are live at texasentitlement.com/case/sp-2025-0251c.html and [/district/d9.html](https://texasentitlement.com/district/d9.html).

SECTION 1 — THE WATCH LIST**WHAT THE POSTED RECORD SETTLED, AND WHAT THE PAPER MOVED****1. THE DOWNTOWN WAIVER GOES UP WITHOUT COVER — SP-2025-0251C / 815 W 11TH**

PC | July 28, 2026 | Item 5 | SP-2025-0251C | 815 W 11th St, D9 (Shoal Creek Watershed / Downtown Plan Area) | Request: waiver to permit enclosed parking in the DMU zone without separation from the street, with a Pedestrian Oriented Use (LDC 25-6-591.B.4) | Staff Rec: Recommended | Agent of record: Bleyl Engineering (Jason Rogers) | Owner: BSF Land Ventures, LLC (Kevin Fleming) | Result: **motion to deny failed 4-2-3; forwards to Council without a recommendation (draft minutes)** | Case page: texasentitlement.com/case/sp-2025-0251c.html

Three settings after it first appeared, the downtown parking-separation waiver finally stood for its hearing — and the commission could not assemble a majority in either direction. The hearing closed 10-0; a motion to *deny* then failed 4-2-3, with three commissioners abstaining, and under the commission's rules the item travels to Council carrying no recommendation at all. Staff remains behind the waiver on the merits. One caution on the record itself: the draft tally as posted contains an internal defect — it lists one commissioner on both sides of the vote — which the minutes-approval process should correct; the disposition (deny failed; no recommendation) is stated unambiguously, and it is the disposition the desk carries. Draft-minute label until the approved record posts.

THE ALPHA

A no-recommendation forward is rarer and more informative than a denial. The commission was offered a staff-recommended downtown waiver and declined to bless it or kill it — three abstentions is a dais telling Council the design-standard question is above the commission's pay grade. For the underwriting desk: the DMU parking-separation standard now gets its precedent set at Council, *de novo*, with no commission cover in either direction — if this trajectory holds, model downtown waiver asks as Council-risk items, not commission-risk items, until that precedent lands. We assert nothing about how Council rules; the point is *where* the decision now sits.

2. AUGUST 11 MOVED BY PAPER — THE SEPTEMBER 8 CONCENTRATION

PC | August 11, 2026 | Items 2–3 | NPA-2025-0018.02 + C14-2025-0115 (Airport and Koenig Multifamily) | 5768 1/2–5908 Airport Blvd, D4 (Brentwood/Highland Combined NPA) | Request: CS-NP → LI-PDA-NP + plan amendment to Mixed Use | Agent of record: DuBois Bryant & Campbell, L.L.P. (David Hartman) | Owner: Caliber Partners LLC / Anchor-SH, LLC / 5800 Airport, LLC | Docket status: applicant postponement ask to Sep 8 filed Aug 4 (backup memos EDIMS 478441/478443/478444/478445); heard Aug 11 — disposition publishes when the record posts | — and Items 4–5 | NPA-2025-0020.04 + C14-2025-0096 (Congress Views) | 6111–6119 S Congress Ave, D2 | Request: MH-NP → GR-DB90-NP; staff recommends GR-CO-DB90-NP | Agent of record: Alice Glasco Consulting (Alice Glasco) | Owner: Congress Corner, LLC | Docket status: neighborhood postponement request + two applicant responses + support letter + public comment in backup; heard Aug 11 — disposition publishes when the record posts

Both of the contested density files the August 11 docket inherited moved on paper before the meeting started. The Airport Blvd pair filed a timely applicant ask — its stated reason, in the agent's own words, “to allow for more time for dialogue with the neighborhood stakeholders” — which the staff memo notes meets the commission's postponement policy. That is the postponement taxonomy's neighborhood-negotiation class: a process step, not a distress signal, and its third PC setting if granted. Congress Views arrived the opposite way: contested in the backup, with the neighborhood asking for time, the applicant answering twice, a support letter, and public comment filed — the fullest paper file of the week on either docket. What the dais did with either pair is not yet on the record, and this desk does not guess.

THE ALPHA

Watch the calendar concentration, not the individual asks: 1900 Rosewood is confirmed to September 8 (draft minutes), the Airport Blvd pair has asked for September 8, and if the Congress Views time-ask carried, the same date is its natural landing. That is one PC session accumulating the fall's contested-density resolution — three files, three districts, every one arriving with its postponement history fully rehearsed on the record. If the pattern of July holds — approval with a trimmed string once a file finally stands — September 8 is where the DB90 class gets priced. Position on the settings; score on the record.

3. CIRCLE C POSTS A FOURTH SETTING — C14-2025-0064 / 11010 1/2 S MOPAC

ZAP | August 18, 2026 (forward docket) | Item 2 | C14-2025-0064 | 11010 1/2 S Mopac Expy SB, D8 (Slaughter Creek Watershed) | Request: CS-MU-CO → CS-MU-CO and GO-MU-CO → GO-MU-CO, to change conditions of zoning | Staff Rec: Recommended (Nancy Estrada) | Agent of record: Drenner Group PC (Amanda Swor) | Owner: Circle C Land, L.P. (Erin D. Pickens) | Docket status: heard Aug 4 (record pending); re-posted on the Aug 18 ZAP agenda | Case page: texasentitlement.com/case/c14-2025-0064.html

The conditions-of-zoning change on the entitled Circle C tract, heard August 4 with time asks pre-filed by both the neighborhood and staff, is now posted again — item 2 on the August 18 ZAP agenda, its fourth setting after April 21, May 5, and August 4. The August 4 record has not posted, so the desk asserts no August 4 disposition; but the re-posting is itself a docket fact, and our read is that a file that reappears on the next agenda bought time rather than a decision — the posted record will say whose ask carried and on what terms. Staff's recommendation on the merits is unchanged. The same August 18 session takes up approval of the July 21 and August 4 minutes as item 1 — the scoring cascade for five open calls and the July 21 provisional slate.

THE ALPHA

Four settings on a staff-recommended conditions change in an already-entitled tract is D8's decade in miniature — 47.9% of the district's decided outcomes are postponements, and calendar management, not denial risk, is what a D8 position costs. The negotiation is visibly happening off the dais: joint neighborhood-and-staff time asks, a merits recommendation that never wavers, and a string still being written somewhere else. Model the exhibit, not the vote — whenever this file finally resolves, the conditional-overlay exhibit as amended is the document that prices the tract, and the desk reads it the day the record posts.

SECTION 2 — FORWARD DOCKET & STRATEGIC WATCH

THE AUGUST 18 CASCADE, THE SEPTEMBER 8 STACK, AND THE COUNCIL HANDOFFS

ZAP, AUGUST 18 — TWO HEARINGS AND A RECORD CASCADE. The posted agenda (EDIMS id=479027) carries exactly two public hearings: Circle C Tract 110's fourth setting (item 2, above) and an environmental variance at 3900 W Howard Lane (SP-2026-0221D, D7, Walnut Creek watershed) — requests to vary LDC 25-8-341/342 to allow cut *and* fill of up to 20 feet, staff-recommended with conditions; agent of record Gray Construction (John Dailey), owner ICU Med. Industrial-scale earthwork on a staff recommendation is the kind of item that clears quietly — the variance's paper trail, not its vote, is the read. Item 1 approves the July 21 and August 4 minutes together: when they post, the desk's five August 4 calls score, and July 21's provisional results — including the 6-3 on C14-2025-0089 — re-score against the certified record.

THE PC FALL STACK. August 25 holds Woodward Mixed Use Flats (C14-2025-0051, D3, MF-3 → GR-DB90) — confirmed by the posted draft minutes, its second confirmed deferral. September 8 holds 1900 Rosewood Block (C14-2026-0008, D1, → CS-MU-V-DB90-NP, confirmed) and the Airport Blvd pair's pending ask; Congress Views joins if its time-ask carried. The September 8 session is accumulating the fall's contested-density resolution.

TWO COUNCIL HANDOFFS, NEITHER YET SET. 815 W 11th travels up without a recommendation (draft minutes); the DB-90 at 1120/1122 S Capital of Texas Hwy (C14-2025-0089) carries its 6-3 commission recommendation (provisional). Neither file showed a posted Council setting in the sources this desk reads as of this issue. We assert no Council outcome ahead of the adopted-ordinance record.

THE COMMISSION'S OWN HOUSEKEEPING. August 11's one discussion chapter was the establishment of a working group on the Dog's Head Developments matters (sponsored by the Chair and Secretary) — the same applicant cluster whose two right-of-way vacations produced July 14's only split votes (7-1-1). Whether the working group was established publishes with the record; a commission organizing itself around one applicant's filings is worth a line in any Northeast-corridor underwriting file.

THE POST-SB 840 WATCH: STILL NO UPTAKE SIGNAL. Neither the August 11 PC agenda nor the August 18 ZAP agenda carries a DBC application or a DDB participation filing. The DB90 files queuing through PC remain the tail of the old regime; the first DBC filing, whenever it lands, opens the new one. Filings, not ordinances, are the signal class.

SECTION 3 — DISTRICT FRICTION INDEX

CURRENT REGULATORY VELOCITY — GREEN moving / YELLOW mixed / RED high-friction

Ten-year baselines (2016–June 2026) trace to the ADW certified Districts & Submarkets recompute (5,190 hearings; gate-passed 2026-08-13, certified snapshot 2026-08-10). Approved / Postponed are shares of decided cases. Status is editorial, set against the July 28 PC draft minutes, the unposted August 4 ZAP and August 11 PC records, and the August–September forward calendar.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D3	E Riverside / Govalle / Johnston Terr.	969	33%	64%	RED	The hardest room in the city (32.8% approval of decided across 969 hearings). Woodward Mixed Use Flats (C14-2025-0051, MF-3 → GR-DB90) confirmed to Aug 25 — applicant request, consent 10-0 (draft minutes). Wickersham Retail (C14-2026-0016, conditions change) was heard Aug 11 carrying a staff Not Recommended , staff's own postponement request, and a revised staff report — disposition when the record posts.
D9	Central / N University / E Riverside	519	43%	52%	YELLOW	815 W 11th (SP-2025-0251C) moves to Council without a recommendation — the deny motion failed 4-2-3 at July 28 PC (draft minutes), three abstentions. CV Oakland Bungalows (C14-2026-0038, LO/LR-MU-CO → CS-CO, staff-recommended, a neighborhood-association support letter in backup) was heard Aug 11; record pending.
D8	Loop 360 / Westlake / Eanes Creek	174	45%	48%	YELLOW	Circle C Tract 110 (C14-2025-0064) re-posts for Aug 18 — a fourth setting after April 21, May 5, and Aug 4 (record pending). 4201 Westbank (C14-2026-0043) rides the unposted Aug 4 record. The DB-90 (C14-2025-0089) still shows no posted Council setting. The district's decade — 47.9% postponed vs 45.0% approved — keeps pricing the calendar, not the merits.
D4	N Central / Airport / N Lamar	268	51%	45%	YELLOW	9807 Middle Fiskville (C14-2026-0029) approved LI-CO-NP on consent, 10-0 (draft minutes) — the cycle's clean grant, with the overlay carried. Airport & Koenig (C14-2025-0115 + NPA) filed an applicant ask to Sep 8 for continued neighborhood dialogue (backup memos); disposition when the Aug 11 record posts.
D2	S Congress / Del Valle / Sweetbriar	414	48%	42%	YELLOW	Congress Views (C14-2025-0096 + NPA, MH → GR-DB90 ask; staff counter GR-CO-DB90-NP) was heard Aug 11 with the fullest paper file of the week — a neighborhood time-ask, two applicant responses, a support letter, and public comment. Disposition when the record posts.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D1	NE / E Austin / Airport-MLK	720	51%	39%	GREEN	1900 Rosewood Block (C14-2026-0008) confirmed to Sep 8 — applicant request, consent 10-0 (draft minutes). Doris Miller Auditorium (C14H-2026-0045, city-initiated historic zoning, P → P-H, staff-recommended) was heard Aug 11. Howard Plaza (C14-2026-0046) rides the Aug 4 record.
D10	NW / Far West	244	49%	42%	GREEN	Quiet. The Grove at Shoal Creek Lot 11 extension (SP-2021-0059C.SH(XT2)) rides the unposted Aug 4 record; nothing new filed.
D7	N Central / Burnet / N Lamar	377	50%	38%	GREEN	The district returns to the docket Aug 18: a 20-foot cut and 20-foot fill variance at 3900 W Howard Lane (SP-2026-0221D, Walnut Creek watershed, staff-recommended with conditions) — industrial-scale earthwork, the docket's only D7 item in weeks.
D6	Far NW / Anderson Mill / McNeil	149	56%	36%	GREEN	NBR 620 (C14-2026-0035) and 7217 McNeil (C14-2026-0049) both ride the unposted Aug 4 record in the city's easiest room (55.6% of decided approved).
D5	SW Austin / IH-35 / Ben White	284	54%	35%	GREEN	4009 Banister Lane (C14-86-128(RCT), a restrictive-covenant termination on a 1986-vintage case number, staff-recommended) was heard Aug 11; record pending. Otherwise quiet.
DT	Downtown core / Rainey / Conv. Ctr.	—	—	—	YELLOW	The downtown test sharpened: the DMU parking-separation waiver at 815 W 11th goes to Council with no commission recommendation (draft minutes). DDB uptake still nil — no participation filings surfaced this week.

SCORECARD OF THE WEEK

SCORECARD OF THE WEEK — ATTORNEY: ALICE GLASCO

226
10-yr hearings39.4%
Approval (decided)59.7%
Postponement45
Recent (2024+)D3 / D1
Concentration

From the certified 10-year PC and ZAP record (D3(70); D1(51); D4(28) concentration). The scorecard of the week rotates through individual counsel across all firms — a firm-neutral per-attorney view, never a standing single-firm feature. Full per-attorney and per-firm scorecards — filterable by district, framework, and year — are inside Pro.

ANALYST NOTE

The week's work was done by paper, and the paper split into two kinds. The first kind is the record finally arriving: the July 28 draft minutes posted and behaved exactly as the desk models — consent for everything the parties had already negotiated, and a genuinely undecided dais on the one item where the negotiation had not happened. Three abstentions on a downtown waiver is not indecision as weakness; it is a commission declining to manufacture a majority it does not have, and shipping the question to the body that can. The second kind is paper running ahead of the record: every contested file on the August 11 docket had moved — or been contested — in backup before the gavel, and ZAP's August 18 agenda tells you Circle C bought time before the August 4 record says so.

For the underwriting desk the read is unchanged and sharpening: the docket layer is the leading indicator, the record layer is the reconciliation, and the spread between them is the desk's edge. This week the spread paid twice — once in the September 8 concentration you could see assembling a month out, and once in a fourth setting you could read off an agenda before any minutes posted.

What to watch next. The August 18 ZAP session — two hearings and the minutes approvals that score five open calls and re-score July 21's provisional slate; the August 11 PC record, which prices the Airport Blvd and Congress Views asks and the Wickersham staff position; the August 25 PC agenda (~August 22) with Woodward's return; Council settings for 815 W 11th and C14-2025-0089, whenever they post; and the first DBC filing, whenever it lands. **The paper is the signal; the record is the settlement.**

— Michael Msebenzi, *Austin Development Watch*

FOUNDER'S ANNUAL PRO — THE WATCH DESK

The database behind this brief — 5,190 Planning Commission and Zoning & Platting hearings, 2016 through June 2026, each tied to firm, attorney, district, owner, and outcome — is the Watch Desk: a standing desk that watches the record for you and sends a Monday memo built from your watchlist. **\$1,490/yr, single seat, founder cohort pricing.** Watchlists & alerts, counsel scorecards, and 3,000+ certified entity pages. Details at texasentitlement.com/founders-pro.html.

SIDEBAR — THE 10-YEAR RECORDS

Vol. II: Armbrust & Brown — the certified decade, resolved. 490 hearings across 177 cases, the whole ten years, firm by firm. One certified finding: **one denial in 150 decided District 3 cases** — Austin's #2 firm made its biggest bet on the city's hardest ground and, rather than force a vote it might lose, it postpones, reworks, and continues. That is the record, stated straight. **\$499.** Vol. I (Drenner Group) remains available at **\$499. The pair, \$899.** Live at texasentitlement.com/the-10-year-records.html.