

Sources: July 21, 2026 ZAP draft minutes (City of Austin EDIMS id=479314) and August 4, 2026 ZAP draft minutes (EDIMS id=479315), both posted as Item-01 backup to the August 18 ZAP agenda — approval of both was on the August 18 agenda; that meeting's record has not posted, so both remain **draft minutes** | August 11, 2026 PC draft minutes (EDIMS id=479417, posted as Item-01 backup to the August 25 PC agenda) | August 25, 2026 PC agenda (EDIMS id=479415) + backup, including staff postponement memos (Woodward id=479414; 600 E Riverside id=479421) | August 18, 2026 ZAP agenda (EDIMS id=479027) + backup: the Circle C postponement request (id=479188), the rescinded postponement request (id=479343), an HOA letter (id=479312), a Protect Circle C Coalition letter (id=479187), and public comment (id=479313) | **no video and no minutes have posted for the August 18 ZAP meeting as of this issue — no August 18 outcome is asserted anywhere in this brief** | ADW entity database, gate-certified recompute (5,190 hearings; verify_publish PASS 2026-08-20; certified snapshot 2026-08-17) | 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.

THREE DRAFT RECORDS POST IN ONE WEEK — ALL FIVE OPEN CALLS SCORE, THE CAPITAL OF TEXAS 6-3 CONFIRMS AT DRAFT, CIRCLE C'S POSTPONEMENT FIGHT DISSOLVES ON HEARING-DAY PAPER, AND THE FALL DOCKET PRINTS ITS FIRST DBC REQUEST

The record layer caught up in bulk. Three draft records posted inside five days — the July 21 and August 4 ZAP minutes and the August 11 PC minutes — and between them they closed the desk's whole open book. All five open ZAP calls score below. The July 21 provisional 6-3 on C14-2025-0089, carried since the July 23 issue off the hearing audio, now matches the posted draft record. And every ask on the August 11 PC docket is priced: everything the parties had negotiated cleared on consent, and every contested file bought time.

The one dark record is the newest. ZAP met August 18 and neither video nor minutes have posted, so no August 18 outcome appears anywhere in this brief. Its paper, though, moved on hearing morning — the Circle C postponement request was rescinded at 12:26 PM. Forward, the August 25 PC agenda is the fall's heaviest posting, and it carries the docket's first DBC-designated request.

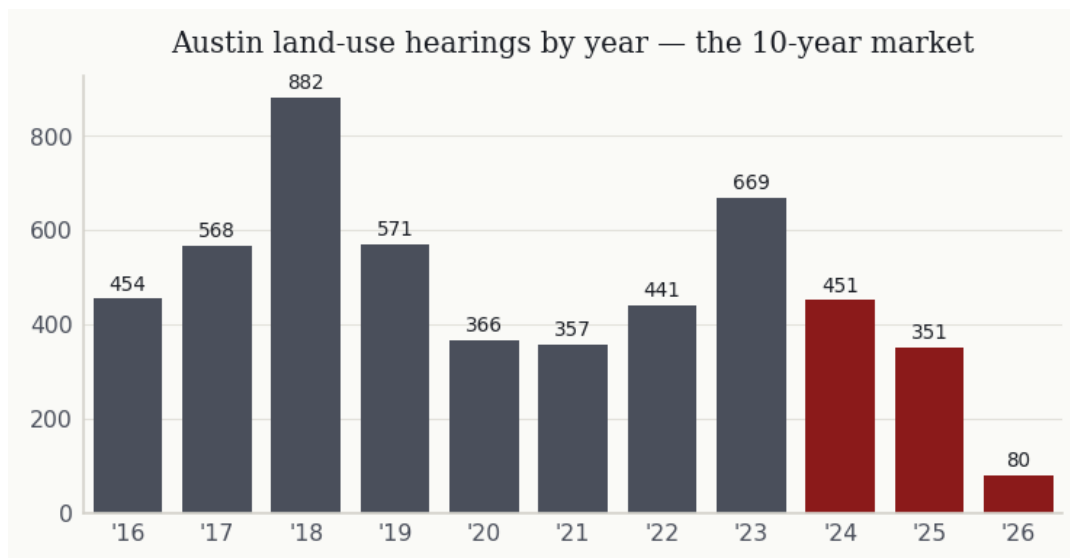
EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

- **The August 4 ZAP draft minutes posted (EDIMS id=479315) and scored all five open calls.** NBR 620 (C14-2026-0035, D6) approved GR; 7217 McNeil Dr (C14-2026-0049, D6) approved CS; 4201 Westbank (C14-2026-0043, D8) approved LR — all on consent, 6-0. Howard Plaza (C14-2026-0046, D1) postponed to Sep 15 on a neighborhood request; Circle C Tract 110 (C14-2025-0064, D8) postponed to Aug 18 on the neighborhood's and staff's request. The same consent agenda granted a 3-year site-plan extension for The Grove at Shoal Creek Lot 11 (SP-2021-0059C.SH(XT2), D10).
- **The July 21 ZAP draft minutes posted (EDIMS id=479314).** The 6-3 approval of LR-V-CO-DB90 at 1120/1122 S Capital of Texas Hwy (C14-2025-0089, D8) is now on the posted draft record — together with a **3-6 failed amendment** to prohibit off-site accessory parking and pedicab storage. No Council setting has posted.
- **The August 11 PC draft minutes posted (EDIMS id=479417) — a 15-minute, all-consent session, 8-0 throughout, that priced every contested ask.** Airport & Koenig (NPA-2025-0018.02 + C14-2025-0115, D4) postponed to Sep 8 (applicant request granted); Congress Views (NPA-2025-0020.04 + C14-2025-0096, D2) postponed to Aug 25 (neighborhood request granted); Wickersham Retail (C14-2026-0016, D3) postponed to Aug 25 on staff's own request, against staff's Not Recommended. Approved on the same consent agenda: CV Oakland Bungalows (C14-2026-0038, D9) CS-CO-NP; the 4009 Banister Lane restrictive-covenant termination (C14-86-128(RCT), D5); and Doris Miller Auditorium historic zoning (C14H-2026-0045, D1) P-H-NP. The working group on the Dog's Head Developments matters was established 8-0.
- **Circle C's fifth setting arrived with the postponement fight already over on paper.** The neighborhood asked on Aug 13 for the furthest date allowed (October 6), grounding the ask in a disputed recording of a restrictive-covenant amendment; the applicant declined a further postponement on Aug 14; and at **12:26 PM on hearing day** the neighborhood rescinded the request, citing an anticipated resolution through a second amendment. ZAP met Aug 18; the record is dark, and no outcome is asserted.

• **The August 25 PC agenda (EDIMS id=479415) is the fall's heaviest posting — 13 hearing items — and it carries the docket's first DBC-designated request.** Woodward Mixed Use Flats (C14-2025-0051, D3) now prints **MF-3 → DBC-30**, with staff asking Sep 8 because “the request was recently revised.” Staff also requests an **INDEFINITE** postponement of the 600 E Riverside PUD (C814-2025-0001, D9), recommendation pending.

• **Data layer.** The gate re-certified this run (verify_publish PASS 2026-08-20; certified snapshot 2026-08-17) over 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 three pending records posted at once, and the newest one is still dark.

THE SCOREBOARD — FIVE CALLS SCORED, THE 6-3 CONFIRMED AT DRAFT

CALLED PRE-HEARING → WHAT THE POSTED RECORD SAYS

The desk carried five open calls into the week, all on the August 4 ZAP docket (logged August 3, pre-hearing, on the cold base-rate prior, model v5.0c). **The August 4 draft minutes posted** as backup to the August 18 agenda; all five score below and are labeled **draft minutes** — their approval was item 1 at ZAP August 18, whose own record has not posted. The July 21 draft minutes posted the same way, so the provisional 6-3 on C14-2025-0089 — carried since the July 23 issue from the hearing audio — now matches the posted draft record; it re-certifies fully when approved minutes post. One note: last week's four July 28 PC scores gained a layer, since the August 11 draft minutes record the approval of the July 28 minutes (8-0). Per the desk's standing rule that nothing is called after a hearing has been held, **no pre-hearing calls were logged on the August 11 or August 18 dockets**, and August 18's outcomes enter the ledger only when its record posts.

TABLE A — AUGUST 4 ZONING & PLATTING — SCORED (draft minutes)

Item	Case	Dist	Agent of record	Result — Aug 4 ZAP draft minutes
2	C14-2026-0035 (NBR 620)	D6	(none listed on agenda)	Approved — GR, staff's recommendation (consent, 6-0) (draft minutes)
3	C14-2026-0046 (Howard Plaza)	D1	(none listed on agenda)	Postponed to Sep 15 — neighborhood request (consent, 6-0) (draft minutes)
4	C14-2026-0049 (7217 McNeil Dr)	D6	Civiltude LLC (Laith Mahmoud)	Approved — CS, staff's recommendation (consent, 6-0) (draft minutes)
5	C14-2026-0043 (4201 Westbank)	D8	McLean & Howard, LLP (Laci Ehlers)	Approved — LR, staff's recommendation (consent, 6-0) (draft minutes)
6	C14-2025-0064 (Circle C Tract 110)	D8	Drenner Group PC (Amanda Swor)	Postponed to Aug 18 — the neighborhood's and staff's request (consent, 6-0) (draft minutes)

TABLE B — JULY 21 ZONING & PLATTING — RE-SCORED (draft minutes)

Item	Case	Dist	Agent of record	Result — July 21 ZAP draft minutes
2	C14-2025-0089 (1120/1122 S Capital of Texas Hwy)	D8	Drenner Group, P.C. (Leah M. Bojo)	Approved — LR-V-CO-DB90, staff's recommendation, 6-3 (aye: Smith, Puzycki, Flores, Boone, Cortes, Osta Lugo; nay: Greenberg, Stern, Tschoepe); an amendment to prohibit off-site accessory parking and pedicab storage failed 3-6 (draft minutes; previously carried provisional)

Accountability note (our model's logged calls). All calls were logged pre-hearing on the cold base-rate prior (v5.0c) and score only against posted records. This is accountability reporting on calls already logged, not new prediction. Case and district pages are live at texasentitlement.com/case/c14-2025-0089.html and [/district/d8.html](https://texasentitlement.com/district/d8.html).

SECTION 1 — THE WATCH LIST

WHAT THE POSTED RECORD SETTLED, AND WHAT THE PAPER MOVED

1. THE POSTPONEMENT FIGHT DISSOLVED ON HEARING-DAY PAPER — C14-2025-0064 / 11010 1/2 S MOPAC (FIFTH SETTING)

ZAP | August 18, 2026 | 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: **met Aug 18 — record not posted; no outcome asserted** | Case page: texasentitlement.com/case/c14-2025-0064.html

August 4 postponed the file to August 18 on the neighborhood's and staff's joint request (draft minutes) — the fifth setting, after April 21, May 5, and August 4. Then the week of the hearing produced the fullest five-day paper arc of the cycle. On August 13 the neighborhood requested “a postponement to the furthest date allowed” — October 6, confirmed in the chain — writing that the HOA's law firm (Niemann & Heyer) was working with the applicant-side attorneys to resolve “the unauthorized recording of the restrictive covenant,” and that a hearing would be “premature if the access point in the Applicant's zoning application is under dispute.” On August 14 at 9:13 AM the agent of record answered: “We are not amenable to an additional postponement.” That afternoon the neighborhood said it would proceed with a Discussion Postponement on 8/18 and speak on the merits.

Then, on August 18 at 12:26 PM — five and a half hours before gavel — the neighborhood rescinded. The HOA letter, it wrote, “provides details on the anticipated resolution of the matter through a 2nd amendment. As such, we consider the matter sufficiently addressed, and no longer request a postponement. We will come prepared to provide public comments.” The backup also carries that HOA letter, a Protect Circle C Coalition letter, and a public-comment file. What the commission then did is not on any posted record, and this desk does not guess.

THE ALPHA

The paper says the dispute that had been pricing this file — the covenant recording behind the access question — moved to resolution *in the covenant instrument*, off the dais, in five days. Our read: when the record posts, the reading order is whether the file finally stood at its fifth setting, and on what terms. D8's decade prices exactly this — 45.0% of decided approved against 47.9% postponed — calendar, not denial risk, is what a D8 position costs. Model the covenant's second amendment and the conditional-overlay exhibit as the documents that price the tract; the vote, whenever the record prints it, settles the timeline.

2. THE AUGUST 11 RECORD PRICED EVERY ASK — THE SEPTEMBER 8 STACK IS CONFIRMED, AND AUGUST 25 BECAME THE PRE-CHAMBER

PC | August 11, 2026 | Items 2–7 | NPA-2025-0018.02 + C14-2025-0115 (Airport and Koenig Multifamily), 5768 1/2–5908 Airport Blvd, D4 | Agent of record: DuBois, Bryant & Campbell, L.L.P. (David Hartman) — and NPA-2025-0020.04 + C14-2025-0096 (Congress Views), 6111–6119 S Congress Ave, D2 | Agent of record: Alice Glasco Consulting (Alice Glasco) — and C14-2026-0016 (Wickersham Retail), 4544 E Oltorf St, D3 | Agent of record: Land Answers, Inc (Jim Witliff) | Source: August 11 draft minutes (EDIMS id=479417)

All three asks carried, on consent, 8-0, inside a fifteen-minute session — but they landed on two different dates, and the difference is the read. Airport & Koenig got its September 8 on the applicant's ask: its third PC setting. Congress Views' neighborhood ask carried to **August 25** — a two-week grant, not the four weeks to September 8 that this desk modeled as its natural landing. Last week's read had September 8 as the natural landing if the time-ask carried; the ask carried, and the date differed. Wickersham Retail was moved to August 25 on staff's own request, while staff's recommendation stays **Not Recommended**.

Also on the record, all on the same consent agenda: CV Oakland Bungalows approved CS-CO-NP on staff's recommendation; the 1986-vintage Banister Lane covenant termination approved; and Doris Miller Auditorium approved P-H-NP. Fifteen minutes, eight-zero throughout, and not one contested file resolved on the merits — the session did exactly what the postponement taxonomy says a pre-chamber session does.

THE ALPHA

September 8 now holds, on the posted record: 1900 Rosewood (confirmed July 28), Airport & Koenig (granted August 11), and Woodward if staff's ask carries — three contested-density files, three districts, one session. The concentration this desk called last week is now record, not read. And August 25 turned into the pre-chamber: Congress Views and Wickersham stand the same evening on a 13-item agenda. Position on the settings; score on the record.

3. THE FIRST DBC REQUEST PRINTS — C14-2025-0051 / WOODWARD MIXED USE FLATS CONVERTS OFF DB90

PC | August 25, 2026 (forward docket) | Item 6 | C14-2025-0051 | 3426 1/2 Parker Lane + 1710–1724 Woodward St, D3 (Country Club West Watershed; East Riverside/Oltorf Combined NPA) | Request as printed on the August 25 agenda: **MF-3** → **DBC-30** | Staff Rec: staff postponement request to September 8, 2026 (memo EDIMS id=479414) | Agent of record: Thrower Design LLC (Victoria Haase) | Owner: Flats on Woodward LLC | Case page: texasentitlement.com/case/c14-2025-0051.html

Every prior setting printed this request MF-3 → GR-DB90 — the July 14 agenda, the July 28 draft minutes, last issue. The August 25 posting prints MF-3 → DBC-30: the first DBC-designated request to appear on a commission agenda in the sources this desk reads. Staff's memo, dated July 31, asks for September 8 “so that staff have a reasonable amount of time to develop a recommendation for this case, given that the request was recently revised,” timely per commission policy. The revision and the new designation are docket facts; the desk has watched for exactly this since the Citywide DBC replaced DB90/VMU at adoption.

THE ALPHA (our read, flagged)

The uptake signal arrives not as a fresh filing but as a *conversion* — a D3 file two postponements deep re-papering onto the new program. One conversion is a datapoint, not a wave. If this conversion clears at typical D3 friction — 32.8% of decided approved, 63.7% postponed, the hardest room in the city — the stalled DB90 tail has a template. Watch whether the September 8 session prices DBC risk the way July priced DB90 risk. Filings, not ordinances, remain the signal class.

4. STAFF ASKS FOR INDEFINITE ON THE EAST RIVERSIDE PUD — C814-2025-0001 / 600 E RIVERSIDE

PC | August 25, 2026 (forward docket) | Item 9 | C814-2025-0001 | 600 + 600 1/2 E Riverside Dr, D9 (Lady Bird Lake + Blunn Creek Watersheds; Greater South River City Combined NPA) | Request: L-V-NP and CS-1-V-NP → PUD-NP | Staff Rec: **Recommendation Pending** — staff request for an **INDEFINITE** postponement (memo EDIMS id=479421, dated Aug 17: “to allow time for the staff to continue our review of this PUD rezoning request”) | Agent of record: Armbrust & Brown, PLLC (Richard T. Suttle) | Owner: River Crab, Ltd. | Case page: texasentitlement.com/case/c814-2025-0001.html

This is staff's second PC postponement request on the file, and this one is indefinite, with the recommendation still pending. The stated reason is procedural on its face — continued staff review — and the desk carries it that way: staff-procedural in the postponement taxonomy, neutral until more is on the record. Context, stated as context: the East Riverside cluster has been in-flux since the 1405 E Riverside indefinite withdrawal in April.

THE ALPHA

A staff-side indefinite ask on a PUD whose recommendation is still unwritten is the strongest staff-side time signal the taxonomy carries — and it is still a *time* signal, not a merits signal. The program-level read holds: treat the East Riverside cluster as in-flux, not executing, and model program timelines rather than case outcomes. Our read: the PUD's calendar now belongs to staff, and the next date that matters is whichever agenda re-posts it.

SECTION 2 — FORWARD DOCKET & STRATEGIC WATCH**THE AUGUST 25 STACK, THE SEPTEMBER 8 SETTLEMENT, AND A DARK AUGUST 18 RECORD**

PC, AUGUST 25 — THE FALL'S HEAVIEST POSTING. Thirteen hearing items on the posted agenda (EDIMS id=479415). The Congress Views pair stands (items 2–3), staff Recommended on the plan amendment and countering GR-CO-DB90-NP on the zoning. The Wesley Relocation pair (items 4–5, NPA-2026-0009.01 + C14-2026-0028, D1, SF-3-NP → LO-NP) arrives on donated church land, staff-recommended; agent of record: BOZ Enterprises Unlimited (Hasan Lewis). Woodward's DBC-30 print carries staff's September 8 ask (item 6, above). Wickersham stands on its Not Recommended (item 7). 1801/1805 W 35th (item 8, C14-2026-0048, D10, LO-NP → LR-CO-NP) is staff-recommended; agent of record: Drenner Group, PC. The 600 E Riverside PUD carries staff's indefinite ask (item 9, above). 1076 Springdale (item 10, C14-2026-0041, D1, GR-NP → GR-V-DB90-NP) is staff-recommended — the DB90 tail still filing; agent of record: Drenner Group, PC. The Springdale & E MLK Multifamily pair (items 11–12, C14-2026-0052 + C14-80-135(RCT), D1, SF-6-NP → MF-4-NP plus a public restrictive-covenant termination) sits on church-owned land, staff-recommended; agent of record: Dubois Bryant & Campbell, LLP (David Hartman). James Harvey and Pearl Caldwell House historic zoning (item 13, C14H-2026-0039, D9, SF-3-NCCD-NP → SF-3-H-NCCD-NP) is staff-recommended; agent of record: Preservation Central, Inc. (Terri Myers). And item 14 is a site-specific Barton Springs Zone SOS amendment (C20-2026-008, 5811 Southwest Parkway, tied to SPC-2025-0066C, recommended by Watershed Protection) — a rare item class, and worth a line in any SOS-zone underwriting file.

THE DARK RECORD. ZAP met August 18 on two public hearings: Circle C Tract 110's fifth setting, and the 20-foot cut/fill variance at 3900 W Howard Lane (SP-2026-0221D, D7, staff-recommended with conditions, with an Environmental Commission recommendation in backup; agent of record: Gray Construction (John Dailey)). Item 1 took up approval of the July 21 and August 4 minutes: until that record posts, every draft label in this issue stays a draft label. ZAP returns September 1; its agenda posts around August 28.

TWO COUNCIL HANDOFFS, NEITHER YET SET. 815 W 11th (SP-2025-0251C) travels up without a recommendation — the July 28 draft minutes, whose approval the August 11 draft record now carries. C14-2025-0089 carries its 6-3 recommendation, now on the posted draft record. Neither file shows a posted Council setting in the sources this desk reads. We assert no Council outcome ahead of the adopted-ordinance record.

THE COMMISSION'S OWN HOUSEKEEPING. The Dog's Head Developments working group is established — 8-0, membership Maxwell (Secretary), Ahmed (Parliamentarian), Barrera-Ramirez, Gannon, and Skidmore (draft minutes). A commission organizing itself around one applicant cluster's filings remains worth a line in any Northeast-corridor underwriting file. The Land Use Commissions Roles and Responsibilities working group gave no update at either body this cycle.

THE POST-SB 840 WATCH — FIRST UPTAKE PRINT. The first DBC-designated request has printed (Woodward, item 3 above) — as a conversion of an existing file, not a fresh filing. DDB participation filings: still none surfaced this week. The DB90 tail keeps filing (1076 Springdale; Congress Views' staff counter carries DB90). Filings, not ordinances, are the signal class — one print opens the watch, it does not settle it.

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 2026-08-20, certified snapshot 2026-08-17). Approved / Postponed are shares of decided cases. Status is editorial, set against the July 21 + August 4 ZAP and August 11 PC draft minutes, the unposted August 18 ZAP record, 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	Woodward Mixed Use Flats (C14-2025-0051) re-papers onto DBC-30 with staff asking Sep 8 — the request “was recently revised.” The city’s hardest room (32.8% of decided approved across 969 hearings) hosts the program’s first conversion. Wickersham Retail (C14-2026-0016) stands Aug 25 on staff’s own postponement, against a staff Not Recommended (draft minutes).
D9	Central / N University / E Riverside	519	43%	52%	YELLOW	Staff asks INDEFINITE on the 600 E Riverside PUD (C814-2025-0001) , recommendation pending — treat the cluster as in-flux. 815 W 11th (SP-2025-0251C) still shows no posted Council setting. James Harvey and Pearl Caldwell House historic zoning (C14H-2026-0039) posts for Aug 25.
D8	Loop 360 / Westlake / Eanes Creek	174	45%	48%	YELLOW	Circle C Tract 110’s (C14-2025-0064) fifth setting met a rescinded postponement request and a dark record — the covenant resolution moved off the dais; the outcome publishes when the record posts. The 6-3 on C14-2025-0089 confirms at draft; no Council setting posted. 4201 Westbank (C14-2026-0043) approved LR (draft minutes). The 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	Airport & Koenig (NPA-2025-0018.02 + C14-2025-0115) granted its Sep 8 — applicant request, consent 8-0 (draft minutes), the pair’s third PC setting. The Sep 8 session now prices it.
D2	S Congress / Del Valle / Sweetbriar	414	48%	42%	YELLOW	Congress Views’ (NPA-2025-0020.04 + C14-2025-0096) neighborhood ask carried — but to Aug 25, not Sep 8 (consent, 8-0, draft minutes). The pair stands this Tuesday against staff’s GR-CO-DB90-NP counter.
D1	NE / E Austin / Airport-MLK	720	51%	39%	GREEN	Doris Miller Auditorium (C14H-2026-0045) approved P-H-NP (draft minutes). Volume arriving: the Wesley Relocation pair, 1076 Springdale’s DB90, and the Springdale/E MLK MF-4 + RCT pair all post for Aug 25 — every one staff-recommended. Howard Plaza (C14-2026-0046) postponed to Sep 15 on a neighborhood ask (draft minutes).
D10	NW / Far West	244	49%	42%	GREEN	The Grove at Shoal Creek Lot 11 (SP-2021-0059C.SH(XT2)) granted a 3-year site-plan extension on consent (draft minutes). 1801/1805 W 35th (C14-2026-0048) posts for Aug 25, staff-recommended.
D7	N Central / Burnet / N Lamar	377	50%	38%	GREEN	The 20-foot cut/fill variance at 3900 W Howard Lane (SP-2026-0221D, staff-recommended with conditions) rode the dark Aug 18 record — the outcome publishes when it posts.
D6	Far NW / Anderson Mill / McNeil	149	56%	36%	GREEN	NBR 620 (C14-2026-0035) approved GR and 7217 McNeil (C14-2026-0049) approved CS — both consent, 6-0 (draft minutes). The city’s easiest room performing to its 55.6% baseline.
D5	SW Austin / IH-35 / Ben White	284	54%	35%	GREEN	The 4009 Banister Lane restrictive-covenant termination (C14-86-128(RCT)) approved on consent (draft minutes). Otherwise quiet.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
DT	Downtown core / Rainey / Conv. Ctr.	—	—	—	YELLOW	815 W 11th's no-recommendation handoff still awaits a Council setting. DDB uptake nil — no participation filings surfaced this week.

SCORECARD OF THE WEEK

SCORECARD OF THE WEEK — FIRM: METCALFE WOLFF STUART & WILLIAMS

71
10-yr hearings

57.7%
Approval (decided)

42.3%
Postponement

19
Recent (2024+)

D1 / D3
Concentration

From the certified 10-year Planning Commission and Zoning & Platting record (D1(14); D3(9); D10(9) concentration). The scorecard of the week rotates through counsel and firms across the whole market — a firm-neutral rotating 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 inverted the usual cadence — for once the record moved faster than the docket. Three draft records in five days is the city catching up its paper, not the market speeding up. And when the paper settled, the desk's two-layer model held: everything the parties had negotiated cleared on consent, every contested file bought time, and the only genuinely undecided question of the cycle — the Circle C covenant fight — resolved itself in the covenant instrument rather than the hearing room, five and a half hours before gavel.

The week's most consequential artifact is one word on an agenda: **DBC-30**. A request revision nobody has voted on yet marks the old regime's first file crossing to the new one, and September 8 — which now holds three contested-density files on the posted record — is where the crossing gets priced.

What to watch next. The August 18 ZAP record, video and minutes — it scores Circle C's fifth setting and the D7 variance, and converts every draft label in this issue to approved record; the August 25 PC session, with Congress Views and Wickersham standing and staff's asks on Woodward and 600 E Riverside to carry or not; the September 1 ZAP agenda (~August 28); Council settings for 815 W 11th and C14-2025-0089, whenever they post; and the next DBC print, wherever 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.