

Sources: August 25, 2026 PC agenda (City of Austin EDIMS id=479415) + backup: the Congress Views applicant indefinite-postponement papers (ids=479902, 479903), the Wesley neighborhood postponement papers incl. a Robertson Hill NA letter rescinding support (ids=479904/479905, 479937–479958), the Wickersham neighborhood postponement (id=479959), the 1801/1805 W 35th applicant conditional-overlay letter (id=479940), staff postponement memos (Woodward id=479414; 600 E Riverside id=479421; Barton Springs SOS id=479875) | official Swagit voice-to-text transcript of the August 25 PC meeting (video 399059), retrieved 2026-08-27 — **the meeting's minutes have not posted, so every August 25 outcome in this issue is provisional — transcript** | official Swagit transcript of the August 18 ZAP meeting (video 396570), retrieved 2026-08-27 — **partial:** it ends roughly ninety-five minutes into a meeting whose own chapter markers run past two hours; only items fully captured are scored | August 11, 2026 PC **APPROVED** minutes (EDIMS id=479992, posted since last issue) | September 1, 2026 ZAP agenda (EDIMS id=479962) + Indian Hills staff report (id=479963) | ADW entity database, gate-certified recompute (9,242 hearings; verify_publish PASS 2026-08-27; certified snapshot 2026-08-27) | ADW prediction ledger | commission calendar (PC 2nd/4th Tuesdays; ZAP 1st/3rd). No outcome below is guessed; no Council outcome is asserted ahead of the adopted-ordinance record.

THE FALL'S HEAVIEST POSTING CLEARS IN SIXTEEN MINUTES — TWO INDEFINITES LEAVE THE CALENDAR, THE DB90 TAIL SCORES AN APPROVAL AT TRANSCRIPT, AND THE CERTIFIED RECORD NEARLY DOUBLES

Last issue called August 25 the pre-chamber, and the pre-chamber held to script — thirteen hearing items, the fall's heaviest posting, resolved in a single consent motion inside a sixteen-minute session (6:00 to 6:16 PM, provisional — transcript). Everything the parties had negotiated cleared; every contested file bought time or left the calendar entirely. Two files went indefinite in one evening — one on the applicant's own pre-posted papers, one on staff's — and the two files that had stood to be heard on the merits both moved off the merits.

The desk also lit up half of last week's dark record: the official transcript of the August 18 ZAP meeting is now in hand, but it is partial — it ends mid-question-and-answer, after the Circle C public hearing was closed and before any motion. What it does capture is scored below; the Circle C disposition itself publishes when the record posts. And underneath the docket, the record layer moved more than any single case: the decade backfill completed, the certified store nearly doubled, and every baseline in this issue is re-derived.

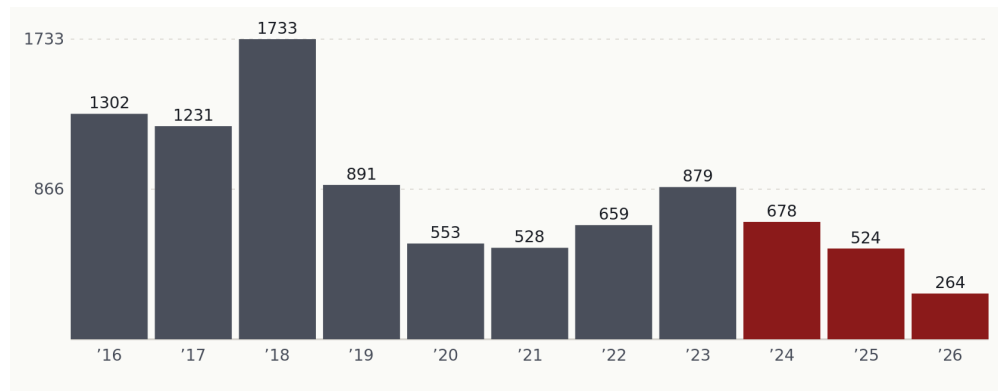
EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

- **PC met August 25 and resolved all thirteen hearing items on one consent motion, without objection, in sixteen minutes** (provisional — transcript; video 399059). **Approved:** C14-2026-0048 (1801/1805 W 35th, D10) as amended with an applicant-offered 39-foot height limit; C14-2026-0041 (1076 Springdale, D1) GR-V-DB90-NP; C14-2026-0052 + C14-80-135(RCT) (Springdale/E MLK, D1); C14H-2026-0039 (James Harvey and Pearl Caldwell House, D9). **Postponed:** the Congress Views pair (NPA-2025-0020.04 + C14-2025-0096, D2) **INDEFINITELY** on the applicant's request; C814-2025-0001 (600 E Riverside PUD, D9) **INDEFINITELY** on staff's; the Wesley pair (D1) and C14-2026-0016 (Wickersham, D3) to October 13 on neighborhood requests; C14-2025-0051 (Woodward, D3) to September 8 on staff's; C20-2026-008 (Barton Springs SOS amendment) to October 13 on staff's.
- **The August 18 ZAP record partially lights up** (official transcript, video 396570; partial — ends ~95 minutes in): the 20-foot cut/fill variance SP-2026-0221D (3900 W Howard Lane, D7) approved unanimously on consent with five Environmental Commission conditions read into the record; the July 21 and August 4 ZAP minutes approved on consent. The Circle C Tract 110 hearing (C14-2025-0064, D8) was held and closed after extensive testimony — the disposition sits beyond the retrievable transcript and publishes when the record posts. **No outcome is asserted.**
- **The August 11 PC minutes are now APPROVED (EDIMS id=479992)** — every August 11 result carried as draft in last issue converts to the approved record.
- **The Scoreboard carries thirteen pre-hearing calls into scoring** — all thirteen logged August 24 on the cold base-rate prior (v5.0c), all thirteen scored provisionally below against the August 25 transcript.
- **Forward:** ZAP September 1 is the lightest hearing posting in the sources this desk reads — one item, a five-year site-plan extension for SP-2021-0395C(XT2) (Indian Hills Multifamily Phase 1, D1, staff-recommended) — and its item 1 approves the August 18 minutes, which converts this issue's provisional ZAP labels. No PC September 8 agenda has

posted; the September 8 stack already on the record: 1900 Rosewood, Airport & Koenig, and now Woodward (provisional — transcript).

• **Data layer.** The decade backfill completed and the certified record now holds **9,242 heard hearings, 7,789 agent-attributed** — nearly double the held record of the prior issue — at a measured **99.8% coverage** of the source documents' own item counts since 2016 (weakest year 2020, 98.7%). *A count is a floor; a rate is an estimate over the held sample.* The gate re-certified this run (verify_publish PASS 2026-08-27); every leaderboard and district baseline in this issue traces to it (Drenner 919, Armbrust 733; D3 1727/32.0%/63.6%, D9 909/48.5%/46.2%, D1 1348/53.2%/35.9%).



Austin PC + ZAP hearings by year, 2016–2026 (certified). 9,242 hearings across the decade; the 2026 column is the year to date. The decade backfill completed 2026-08-25 — the held record nearly doubled this week, and every baseline in this issue is re-derived from it.

THE SCOREBOARD — THIRTEEN CALLS SCORE AT TRANSCRIPT

CALLED PRE-HEARING → WHAT THE TRANSCRIPT SAYS

The desk carried thirteen open calls into the week — every hearing item on the August 25 PC docket, logged August 24, pre-hearing, on the cold base-rate prior, model v5.0c. PC met August 25; **its minutes have not posted**. This issue scores all thirteen against the official meeting transcript, and every result below is **provisional — transcript**: it re-certifies when the approved record posts, exactly as the July 21 6-3 did across three issues. Per the desk's standing rule that nothing is called after a hearing has been held, **the desk logged no pre-hearing calls on the August 18 ZAP docket** — that meeting had already met before the prior issue went out.

TABLE A — AUGUST 25 PLANNING COMMISSION — SCORED (provisional — transcript)

Item	Case	Dist	Agent of record	Result — Aug 25 transcript
2	NPA-2025-0020.04 (Congress Views)	D2	Alice Glasco Consulting (Alice Glasco)	Postponed INDEFINITELY — applicant request (consent, without objection) (<i>provisional — transcript</i>)
3	C14-2025-0096 (Congress Views)	D2	Alice Glasco Consulting (Alice Glasco)	Postponed INDEFINITELY — applicant request (consent, without objection) (<i>provisional — transcript</i>)
4	NPA-2026-0009.01 (Wesley Relocation)	D1	Hasan Lewis	Postponed to Oct 13 — neighborhood request (consent) (<i>provisional — transcript</i>)
5	C14-2026-0028 (Wesley Property Donation)	D1	BOZ Enterprises Unlimited (Hasan Lewis)	Postponed to Oct 13 — neighborhood request (consent) (<i>provisional — transcript</i>)
6	C14-2025-0051 (Woodward Mixed Use Flats)	D3	Thrower Design LLC (Victoria Haase)	Postponed to Sep 8 — staff request (consent) (<i>provisional — transcript</i>)
7	C14-2026-0016 (Wickersham Retail)	D3	Land Answers, Inc (Jim Witliff)	Postponed to Oct 13 — neighborhood request (consent) (<i>provisional — transcript</i>)
8	C14-2026-0048 (1801/1805 W 35th)	D10	Drenner Group, PC (Nick Raffaele)	Approved as amended — LR-CO-NP with an applicant-offered 39-ft height limit (consent) (<i>provisional — transcript</i>)
9	C814-2025-0001 (600 E Riverside PUD)	D9	Armbrust & Brown, PLLC (Richard T. Suttle)	Postponed INDEFINITELY — staff request (consent) (<i>provisional — transcript</i>)

Item	Case	Dist	Agent of record	Result — Aug 25 transcript
10	C14-2026-0041 (1076 Springdale)	D1	Drenner Group, PC (Nick Raffaele)	Approved — GR-V-DB90-NP, staff's recommendation (consent) (provisional — transcript)
11	C14-2026-0052 (Springdale & E MLK MF)	D1	Dubois Bryant & Campbell, LLP (David Hartman)	Approved — MF-4-NP, staff's recommendation (consent) (provisional — transcript)
12	C14-80-135(RCT)	D1	Dubois Bryant & Campbell, LLP (David Hartman)	Approved — RC termination, staff's recommendation (consent) (provisional — transcript)
13	C14H-2026-0039 (Caldwell House)	D9	Preservation Central, Inc. (Terri Myers)	Approved — historic zoning, staff's recommendation (consent) (provisional — transcript)
14	C20-2026-008 (Barton Springs SOS)	—	(city-initiated code amendment)	Postponed to Oct 13 — staff request (consent) (provisional — transcript)

Note: the agenda's agent line for items 8 and 10 prints a name variant; the certified entity graph resolves it to the attorney shown.

RECORD UPGRADES SINCE LAST ISSUE

(a) The August 11 PC minutes are **APPROVED** (EDIMS id=479992): last issue's draft labels on the August 11 results convert to the approved record. (b) The August 18 ZAP transcript (partial) captures item 1 approving the July 21 and August 4 minutes on consent (provisional — transcript) — the draft labels on those two records are one posting away from full certification. (c) SP-2026-0221D (D7 cut/fill variance) approved unanimously on consent with five Environmental Commission conditions read into the record: 150% tree mitigation (110% on-site in caliper inches, minimum 670 trees), rain-barrel water reclamation, a 50-foot no-mow zone at the critical environmental feature along Mopac, 100% native planting per Appendix F, and EV charging at 10% of new parking (provisional — transcript). (d) The Circle C Tract 110 disposition is **NOT** captured: the transcript ends after the public hearing was closed, mid-Q&A — no outcome is asserted; it publishes when the record posts.

Accountability note (our model's logged calls). All calls were logged pre-hearing on the cold base-rate prior (v5.0c); scoring against a transcript is labeled provisional and re-certifies at the record. This is accountability reporting on calls already logged, not new prediction. Case and district pages are live at texasentitlement.com/case/c14-2025-0096.html and [/district/d2.html](https://texasentitlement.com/district/d2.html).

SECTION 1 — THE WATCH LIST

TWO INDEFINITES, ONE PRICED APPROVAL, AND A HEARING THE TRANSCRIPT LEFT OPEN

1. THE PRE-CHAMBER'S CONTESTED FILE LEAVES THE CALENDAR — THE CONGRESS VIEWS PAIR GOES APPLICANT-INDEFINITE

PC | August 25, 2026 | Items 2–3 | NPA-2025-0020.04 + C14-2025-0096 | 6111–6119 S Congress Ave, D2 (Williamson Creek; South Congress Combined NPA) | Request: Mixed Use land use + MH-NP → GR-DB90-NP; staff counter GR-CO-DB90-NP | Agent of record: Alice Glasco Consulting (Alice Glasco) | Owner: Congress Corner, LLC (Reza Habibi-Paydar) | Source: agenda id=479415; applicant indefinite-postponement papers ids=479902/479903; Aug 25 transcript (provisional) | Case page: texasentitlement.com/case/c14-2025-0096.html

Trace the arc. On August 11 the neighborhood asked for time and got two weeks — to August 25, now on approved minutes (id=479992). Before the August 25 gavel, the *applicant's* own indefinite-postponement papers posted as backup (ids 479902/479903); this desk reads a pre-posted indefinite ask as among the highest-signal paper a docket carries, because it is a party spending its own calendar. On August 25 it was granted on consent, without objection (provisional — transcript). The pair that stood against staff's GR-CO-DB90-NP counter is now off the calendar with no return date. The request is the fact; no reason is on the posted record, and this desk does not supply one.

THE ALPHA

An applicant-side indefinite following a contested two-week postponement is a *calendar exit*, not a disposition — the taxonomy carries it as a strong cautionary time signal and nothing more until the reason is on a record. Our read, flagged as a read: D2's decade (49.1% of decided approved, 41.8% postponed across 864 hearings) prices S Congress corridor files on calendar risk, and this file's calendar is now unset. Watch the re-notice: a DB90-family request returning under the citywide DBC designation would be the second conversion print of the season.

2. THE HEARING THE TRANSCRIPT LEFT OPEN — CIRCLE C'S FIFTH SETTING WAS HELD, CLOSED, AND IS UNSCORED

ZAP | August 18, 2026 | Item 2 | C14-2025-0064 | 11010 1/2 S Mopac Expy SB, D8 (Slaughter Creek) | Request: conditions change, CS-MU-CO + GO-MU-CO | Staff Rec: Recommended | Agent of record: Drenner Group PC (Amanda Swor) | Owner: Circle C Land, L.P. | Source: official Swagit transcript video 396570 (partial), retrieved 2026-08-27 | Case page: texasentitlement.com/case/c14-2025-0064.html

Last issue carried the five-day paper arc — the October 6 ask, the applicant's decline, the rescission at 12:26 PM on hearing day. The transcript now shows what the rescission bought: the hearing went forward at the fifth setting. Staff presented the file as amended to add a 0.294-acre second tract for the access point; the applicant presented; a long roster of speakers came forward for and against, centered on the access point near the elementary school, the Mopac frontage constraints, and the disputed covenant amendment; and the public hearing was closed on a motion.

Then the retrievable transcript ends — mid-Q&A, before any motion on the merits. This desk does not guess: the disposition publishes when the record posts, and the September 1 ZAP agenda's item 1 (approval of the August 18 minutes) is where it first can.

THE ALPHA

What the partial transcript settles is that the file finally *stood* — five settings in, the merits were finally argued to a closed hearing. What it cannot settle is the terms. When the record posts, the reading order is: the disposition; whether the dais conditioned the access point; and whether the covenant's second amendment is referenced from the dais. D8's decade — 47.9% of decided approved, 44.6% postponed across 336 hearings — prices calendar and conditions, and this file has now paid heavily in both.

3. THE DB90 TAIL SCORES AN APPROVAL — AND THE FIRST DBC CONVERSION BUYS TIME TO SEPTEMBER 8

PC | August 25, 2026 | Items 10 + 6 | C14-2026-0041 | 1076 Springdale Rd, D1 (Tannehill Branch; East MLK Combined NPA) | Request: GR-NP → GR-V-DB90-NP | Staff Rec: Recommended | Agent of record: Drenner Group, PC (Nick Raffaele) — and C14-2025-0051 | 3426 1/2 Parker Ln + 1710–1724 Woodward St, D3 | Request as printed: MF-3 → DBC-30 | Staff Rec: postponement to September 8 (memo id=479414) | Agent of record: Thrower Design LLC (Victoria Haase) | Sources: Aug 25 transcript (provisional) | Case pages: texasentitlement.com/case/c14-2026-0041.html, [/case/c14-2025-0051.html](https://texasentitlement.com/case/c14-2025-0051.html)

The DB90 tail — files lodged under the old program that keep moving through the new regime — put an approval on the transcript record: GR-V-DB90-NP at 1076 Springdale, staff-recommended, on consent (provisional — transcript). One session earlier in the same corridor conversation, the docket's first DBC-designated request — Woodward's MF-3 → DBC-30 conversion, called in last issue — took staff's September 8 postponement, exactly as staff's July 31 memo asked (provisional — transcript).

THE ALPHA

The tail and the conversion are now one session apart on the calendar. A DB90-tail file clearing at D1's decade friction (53.2% approved, 35.9% postponed across 1,348 hearings — one of the city's moving rooms) is the base case performing; the information is **September 8**, where the first DBC file gets its first dais pricing in the city's hardest room (D3: 32.0% approved, 63.6% postponed across 1,727 hearings). If DBC risk prices like DB90 risk priced in July, the stalled tail has its template. Filings, not ordinances, remain the signal class.

4. STAFF'S INDEFINITE CARRIES ON THE EAST RIVERSIDE PUD

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

Staff's second postponement ask on the file — this one indefinite, with the recommendation still unwritten — carried on consent, without objection (provisional — transcript). The stated reason remains procedural: continued staff review. The desk carries it as staff-procedural in the postponement taxonomy — neutral until more is on the record.

THE ALPHA

Last issue said the PUD's calendar now belongs to staff; the dais just ratified that, without discussion. The program-level read holds — treat the East Riverside cluster as in-flux, not executing (the 1405 E Riverside indefinite withdrawal in April opened this chapter), and model program timelines, not case outcomes. The next date that matters is whichever agenda re-posts the file; nothing requires that date to be soon.

5. THE PRICE OF A CLEAN APPROVAL — A 39-FOOT LIMIT, OFFERED AND ACCEPTED

PC | August 25, 2026 | Item 8 | C14-2026-0048 | 1801, 1803, 1805 W 35th St, D10 (Shoal Creek; Central West Austin Combined) | Request: LO-NP → LR-CO-NP | Staff Rec: Recommended | Agent of record: Drenner Group, PC (Nick Raffaele) | Owner: Joan Johnson Culver; Ray Anthony Zvonek | Source: applicant conditional-overlay letter id=479940; Aug 25 transcript (provisional) | Case page: texasentitlement.com/case/c14-2026-0048.html

Approved as amended on consent — the amendment being the applicant's own pre-posted conditional-overlay letter (id=479940) adding a 39-foot height limit, read into the motion at the dais (provisional — transcript).

THE ALPHA

This is what a negotiated file looks like when it clears: the concession arrives in writing before the hearing, the dais adopts it into the motion, and the file never leaves consent. In D10's decade (52.8% approved, 40.4% postponed across 455 hearings) the reliable cost of a clean approval is a condition, not a calendar. Model conditional overlays as the price sheet on West-side small-tract rezonings.

SECTION 2 — FORWARD DOCKET & STRATEGIC WATCH

A ONE-ITEM ZAP, AN UNPOSTED SEPTEMBER 8, AND THREE FILES PARKED ON OCTOBER 13

ZAP, SEPTEMBER 1 — THE LIGHTEST POSTING. One hearing item on the posted agenda (EDIMS id=479962): SP-2021-0395C(XT2), Indian Hills Multifamily Phase 1, 11900 Decker Lake Rd, D1 — a five-year site-plan extension (March 11, 2027 → March 11, 2032), staff-recommended (staff report id=479963); agent of record: 360 Professional Services, Inc. (Scott Foster, PE); owner Club Deal 116 Indian Hills TX LP. Item 1 approves the August 18 minutes — the posting that converts this issue's provisional ZAP labels and first prints the Circle C disposition.

PC, SEPTEMBER 8 — UNPOSTED, ALREADY HEAVY. No agenda has posted (expected ~September 4). Already directed there on the record: 1900 Rosewood (confirmed July 28), Airport & Koenig (granted August 11, approved minutes), and Woodward's DBC-30 (provisional — transcript). Three contested-density files, three districts, one session — the settlement session this desk has tracked since the concentration was first called. The August 25 minutes will also be up for approval there, converting this issue's PC labels.

OCTOBER 13 — THE PARKING DATE. The Wesley pair, Wickersham Retail, and the Barton Springs SOS amendment all carried to October 13 (provisional — transcript) — a five-week grant where August's postponements ran two. A docket parking contested files past September is a calendar telling you where its pressure sits.

TWO COUNCIL HANDOFFS, NEITHER YET SET (carry-forward). 815 W 11th (SP-2025-0251C, no recommendation) and C14-2025-0089 (6-3 recommendation on the posted draft record). Neither shows a posted Council setting in the sources this desk reads. We assert no Council outcome ahead of the adopted-ordinance record.

THE POST-SB 840 WATCH. The DBC's first conversion print (Woodward) now has a date — September 8. The DB90 tail scored an approval this week (1076 Springdale, provisional — transcript), and Congress Views' staff DB90 counter left the calendar with its file. DDB participation filings: none surfaced this week. Filings, not ordinances, remain the signal class.

SECTION 3 — DISTRICT FRICTION INDEX

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

Ten-year baselines (2016–August 2026) trace to the ADW certified Districts & Submarkets recompute (9,242 hearings; gate-passed 2026-08-27; certified snapshot 2026-08-27). **NOTE — THE BASELINES MOVED THIS ISSUE:** the decade backfill completed on August 25 and nearly doubled the held record, so every district's 10-yr hearings, approval and postponement shares are re-derived and are **not comparable to the figures printed in prior issues**. Approved / Postponed are shares of decided cases; a count is a floor. Status is editorial, set against the August 25 transcript (provisional), the partial August 18 transcript, the approved August 11 minutes, and the September forward calendar.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D3	E Riverside / Govalle / Johnston Terr.	1727	32%	64%	RED	Woodward's DBC-30 conversion postponed again — staff's ask, to Sep 8 (provisional — transcript); Wickersham (C14-2026-0016) parked to Oct 13 on a neighborhood request against a staff Not Recommended . Two contested D3 files, zero merits votes. The city's hardest room (32.0% of decided approved across 1,727 hearings).
D9	Central / N University / E Riverside	909	49%	46%	YELLOW	600 E Riverside PUD (C814-2025-0001) postponed INDEFINITELY on staff's ask , recommendation still pending (provisional — transcript) — cluster in-flux. Caldwell House historic zoning (C14H-2026-0039) approved on consent (provisional). 815 W 11th's Council setting still unposted.
D2	S Congress / Del Valle / Sweetbriar	864	49%	42%	YELLOW	The Congress Views pair (NPA-2025-0020.04 + C14-2025-0096) left the calendar on the applicant's own indefinite papers (ids 479902/479903; provisional — transcript). No return date. Watch the re-notice class.
D8	Loop 360 / Westlake / Eanes Creek	336	48%	45%	YELLOW	Circle C's fifth setting (C14-2025-0064) was heard and closed Aug 18 — the disposition sits past the retrievable transcript; it first prints with the Sep 1 minutes approval. The 6-3 at 1120/1122 S Capital of Texas Hwy (C14-2025-0089): minutes approval voted Aug 18 (provisional — transcript); no Council setting.
D4	N Central / Airport / N Lamar	461	50%	46%	YELLOW	Airport & Koenig's Sep 8 setting is now on APPROVED minutes (id=479992) — third PC setting; Sep 8 prices it.
D1	NE / E Austin / Airport-MLK	1348	53%	36%	GREEN	Three approvals on one consent motion (provisional — transcript): 1076 Springdale's GR-V-DB90-NP, the Springdale/E MLK MF-4 (C14-2026-0052) and its RC termination (C14-80-135(RCT)). The Wesley pair parked to Oct 13 on a neighborhood ask — backup carries a Robertson Hill NA letter rescinding support. Volume clearing; one file parked.
D10	NW / Far West	455	53%	40%	GREEN	1801/1805 W 35th (C14-2026-0048) approved as amended with an applicant-offered 39-ft height limit (provisional — transcript) — conditions, not calendar, as the price of a West-side approval.
D7	N Central / Burnet / N Lamar	703	53%	37%	GREEN	The 20-ft cut/fill variance SP-2026-0221D approved unanimously with five Environmental Commission conditions (provisional — transcript). Conditions-heavy but moving.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D6	Far NW / Anderson Mill / McNeil	306	57%	34%	GREEN	Quiet week; no D6 file on either docket. Baseline holds.
D5	SW Austin / IH-35 / Ben White	517	59%	32%	GREEN	Quiet week. The city's highest-approval decade baseline (59.0% of decided).
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 — ATTORNEY: DAVID HARTMAN

148
10-yr hearings

37.8%
Approval (decided)

60.8%
Postponement

67
Recent (2024+)

D8 / D7
Concentration

From the certified 10-year Planning Commission and Zoning & Platting record (D8(34); D7(28); (none)(17) 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 pre-chamber thesis wrote itself into the transcript: a thirteen-item posting — the fall's heaviest — resolved in sixteen minutes because there was nothing left to argue in the room. Everything negotiated had already been negotiated; everything contested bought time or left the calendar. The doctrine holds: by the time a file reaches a dais in this city, the room is where outcomes are *recorded*, not decided. The decisions live in the paper — a pre-posted indefinite, a staff memo, a 39-foot letter — and this desk reads the paper.

Two indefinites in one evening is the sharper fact. One is the applicant's own (Congress Views), one is staff's (600 E Riverside) — different taxonomy classes, same effect: the fall calendar just concentrated further onto September 8, which now holds the DBC program's first dais pricing. And beneath the week, the desk's own floor moved: the certified record nearly doubled as the decade backfill completed. The baselines in this issue are not the baselines of last issue — they are better ones, re-derived from a fuller floor, and the analysis will hold to them.

What to watch next. The September 1 ZAP posting (its minutes item prints the Circle C disposition and converts every August 18 provisional in this issue); the PC September 8 agenda (~September 4) — whether Woodward re-posts, and what else lands beside the settlement stack; the Congress Views re-notice class, whenever it returns; Council settings for 815 W 11th and C14-2025-0089; and the PC August 25 minutes, which convert this issue's PC provisionals. **The transcript 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 — 9,242 Planning Commission and Zoning & Platting hearings, 2016 through August 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. I: Drenner Group. Vol. II: Armbrust & Brown. The certified decade, resolved case by case — every hearing, every setting, every disposition, stated straight from the record. **\$499 each. The pair, \$899.** Live at texasentitlement.com/the-10-year-records.html.