

Sources: August 4, 2026 ZAP agenda + backup postponement requests (City of Austin EDIMS id=478089; agenda retrieved 2026-08-03) | August 4, 2026 ZAP posted meeting video (Swagit video 395244, runtime 6:53; chapter markers as posted; no transcript or minutes posted as of this issue — **no August 4 outcome is asserted anywhere in this brief**) | July 28, 2026 PC agenda + video (Swagit 394722; record not yet posted — outcomes remain open) | ADW entity database, gate-certified recompute (5,190 hearings; verify_publish PASS 2026-08-06; certified snapshot 2026-08-03) | ADW prediction ledger | commission calendar (PC 2nd/4th Tuesdays; ZAP 1st/3rd). Transcript-derived outcomes, when they exist, are labeled provisional; draft-minute results carry their label. No outcome below is guessed, and no Council outcome is asserted ahead of the adopted-ordinance record.

THE SIX-MINUTE DOCKET — ZAP'S AUGUST 4 SESSION POSTED AT 6:53, THE SUMMER'S FIRST DENSITY-BONUS-FREE ZONING DOCKET, WHILE TWO RECORDS SIT UNPOSTED AND THE FALL PC STACK HOLDS THE CONTEST

The week's signal is in the shape of the docket, not a vote. ZAP's first-Tuesday session carried seven items — five ordinary map cases, one conditions-of-zoning change, one site-plan extension — and the posted video of the meeting runs six minutes and fifty-three seconds, its chapter markers listing a consent agenda and committee updates with no discussion-item chapter at all. That is a fact about the posted video; it is not an outcome. No transcript and no minutes have posted, so every August 4 item below is carried the only way this desk carries an unposted record: **heard August 4 — outcomes publish when the record posts**. What the agenda itself settles is worth more: for the first time this summer, a zoning docket arrived with zero density-bonus files on it. The DB90 class the summer kept deferring now queues entirely at Planning Commission — August 11, August 25, September 8 — on dates already written into the record.

EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

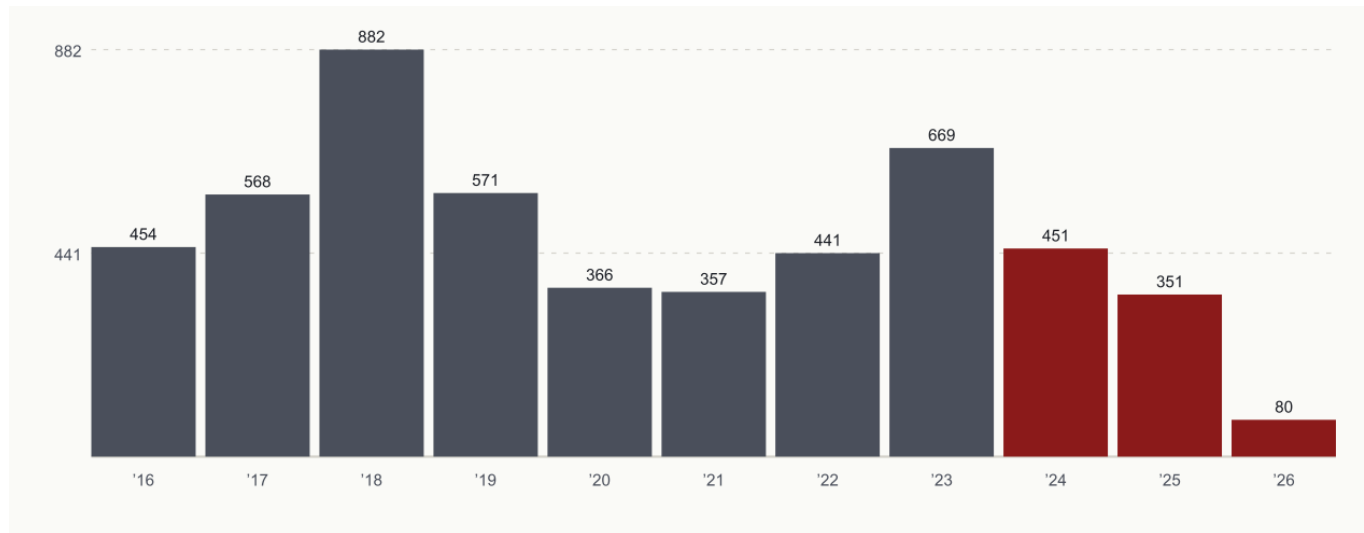
- **ZAP met and the posted video runs 6:53** (Swagit 395244). Chapter markers: Call to Order, Consent Agenda, Permanent Committee Updates, Working Group Update, Future Agenda Items — no substantive-hearing chapter. Consistent with consent dispositions across the live docket, but consistent-with is not a result: no transcript or minutes have posted, and this desk scores nothing until the record does.
- **The docket carried zero DB90 or DBC files — the summer's first density-bonus-free zoning docket.** Five map asks, one conditions change, one extension. The contested-density class now sits entirely on the PC fall stack, on posted dates.
- **Two of seven items arrived with postponement requests pre-filed** in the agenda backup: Howard Plaza (C14-2026-0046, D1 — neighborhood request) and Circle C Tract 110 (C14-2025-0064, D8 — neighborhood and staff requests, the file's third setting since April). Requests are docket facts; dispositions post with the record.
- **The live map asks are single-family-to-commercial conversions:** 7217 McNeil Dr (C14-2026-0049, SF-3 → CS, D6) and 4201 Westbank (C14-2026-0043, SF-2 → LR, D8), both staff-recommended — the same ask filed into the city's easiest room (D6: 55.6% of decided approved) and one of its tightest (D8: 45.0% approved, 47.9% postponed).
- **The July 28 PC record has still not posted.** The ledger's four calls on that docket stay open, and with August 4 unposted too, two record cycles are now pending at once. August 11 PC inherits Airport & Koenig and Congress Views; August 25 takes Woodward; September 8 takes Rosewood. ZAP returns August 18.
- **Data layer.** The gate-certified recompute (verify_publish PASS 2026-08-06; certified snapshot 2026-08-03) covers the full 5,190-hearing record; every leaderboard and district baseline in this brief traces to it (Drenner 632, Armbrust 490; D8 174/45.0%/47.9%, D6 149/55.6%/36.3%).

AUSTIN DEVELOPMENT WATCH

WEEKLY INTELLIGENCE BRIEF

Thursday, August 6, 2026

PRIVATE & CONFIDENTIAL



Austin PC + ZAP hearings by year, 2016–2026 (certified). 5,190 hearings across the decade; the 2026 column is the year to date. The record accrues on the city's posting cadence — which, in a week with two unposted records, is the story itself.

THE SCOREBOARD — NINE OPEN CALLS, TWO RECORDS PENDING

CALLED LAST WEEK → WHAT HAPPENED

The July 30 brief carried four July 28 PC calls as open and previewed the August 4 ZAP docket sight-unseen (its agenda had not posted at press time). One week on, neither record has posted: the July 28 PC minutes remain unposted, so those four calls stay open and un-scored; and the desk's five pre-hearing calls on the August 4 ZAP docket — logged August 3 on the cold base-rate prior, model v5.0c — were heard August 4, with no transcript or minutes yet. Nothing is scored this week, because nothing posted; per this desk's standing rule, no outcome is guessed. The July 21 ZAP provisional results stand as published; the July 21 minutes sat for approval as Item 1 on the August 4 consent agenda, and when the approved minutes post, the provisional July 21 scores — including the 6-3 on C14-2025-0089 — re-score against the certified record.

AUGUST 4 ZAP — HEARD; RECORD PENDING (calls logged 2026-08-03, pre-hearing)

Item	Case	Dist	Agent of record	Docket status
2	C14-2026-0035 (NBR 620)	D6	(none listed on agenda)	Heard Aug 4 — outcomes publish when the record posts
3	C14-2026-0046 (Howard Plaza)	D1	(none listed on agenda)	Heard Aug 4 — outcomes publish when the record posts; neighborhood postponement request pre-filed (backup)
4	C14-2026-0049 (7217 McNeil Dr)	D6	Civilitude LLC (Laith Mahmoud)	Heard Aug 4 — outcomes publish when the record posts
5	C14-2026-0043 (4201 Westbank)	D8	McLean & Howard, LLP (Laci Ehlers)	Heard Aug 4 — outcomes publish when the record posts
6	C14-2025-0064 (Circle C Tract 110)	D8	Drenner Group PC (Amanda Swor)	Heard Aug 4 — outcomes publish when the record posts; neighborhood & staff postponement requests pre-filed (backup); third setting
7	SP-2021-0059C.SH(XT2) (Grove at Shoal Creek Lot 11)	D10	BGE, Inc (Brian Grace)	Heard Aug 4 — outcomes publish when the record posts

JULY 28 PC — STILL PENDING (called July 30; open)

Item	Case	Dist	Agent of record	Docket status
2	C14-2025-0051 (Woodward Mixed Use Flats)	D3	Thrower Design LLC (Victoria Haase)	Heard Jul 28 — record not posted; applicant ask to Aug 25 on file

AUSTIN DEVELOPMENT WATCH

WEEKLY INTELLIGENCE BRIEF

Thursday, August 6, 2026

PRIVATE & CONFIDENTIAL

Item	Case	Dist	Agent of record	Docket status
3	C14-2026-0008 (1900 Rosewood Block)	D1	Armbrust & Brown, PLLC (Michael J. Whellan)	Heard Jul 28 — record not posted; applicant ask to Sep 8 on file
4	C14-2026-0029 (9807 Middle Fiskville)	D4	DPR Construction (Stephen Rye)	Heard Jul 28 — record not posted
5	SP-2025-0251C (815 W 11th)	D9	Bleyl Engineering (Jason Rogers)	Heard Jul 28 — record not posted

Accountability note (our model's logged calls). All nine open ledger calls — four on the July 28 PC docket, five on the August 4 ZAP docket — were logged pre-hearing on the cold base-rate prior (v5.0c) and score when the records post. This is accountability reporting on calls already logged, not new prediction. Case and district pages are live at texasentitlement.com/case/c14-2025-0064.html and [/district/d8.html](https://texasentitlement.com/district/d8.html).

SECTION 1 — THE WATCH LIST

WHAT THE QUIET DOCKET ACTUALLY CARRIES

1. CIRCLE C TRACT 110'S THIRD SETTING — C14-2025-0064 / 11010 1/2 S MOPAC

ZAP | August 4, 2026 | Item 6 | C14-2025-0064 | 11010 1/2 S Mopac Expy SB, D8 (Slaughter Creek Watershed) | Request: CS-MU-CO → CS-MU-CO, to change conditions of zoning | Staff Rec: Recommended (Nancy Estrada) | Agent of record: Drenner Group PC (Amanda Swor) | Owner: Circle C Land, LP (Erin D. Pickens) | Docket status: heard Aug 4 — outcomes publish when the record posts | Case page: texasentitlement.com/case/c14-2025-0064.html

A conditions-of-zoning change on already-entitled land, back for its third setting — the file sat before ZAP on April 21 and May 5 (then noticed D5/D8) — and this time both the neighborhood and staff filed postponement requests into the backup before the gavel. That combination is the docket's most interesting artifact: a staff recommendation on the merits sitting beside a staff request for time. Whatever the six-minute session did with it, the paper says the string on this entitled tract is still being negotiated somewhere other than the dais.

THE ALPHA

In D8's decade — 174 hearings, 45.0% of decided approved against 47.9% postponed — calendar management is the risk product. A joint neighborhood-and-staff time ask on a staff-recommended conditions change reads as negotiation continuing off the record, not opposition hardening; but the desk prices settings, not sentiment. If the posted record shows a fourth setting, the Circle C string is still open; if the item cleared on consent, the trade closed quietly and the exhibit is the only document that says on what terms. Either way, last cycle's lesson holds unchanged: the string, not the base district, carries the terms.

2. THE SINGLE-FAMILY-TO-COMMERCIAL PAIR — McNEIL (D6) AND WESTBANK (D8)

ZAP | August 4, 2026 | Items 4–5 | C14-2026-0049 | 7217 McNeil Dr, D6 (Rattan Creek Watershed) | SF-3 → CS | Staff Rec: Recommended (Sherri Sirwaitis) | Agent of record: Civilitude LLC (Laith Mahmoud) | Owner: McNeil Road A Services Established Under LWR Management LLC, Rother Company, General Partner (Kyle Rother) — and — C14-2026-0043 | 4201 Westbank, D8 (Eanes Creek Watershed) | SF-2 → LR | Staff Rec: Recommended (Reese McMichael) | Agent of record: McLean & Howard, LLP (Laci Ehlers) | Owner: Juliet Family Holdings, LLC | Docket status: both heard Aug 4 — outcomes publish when the record posts

The week's two live map asks were both hard-edge conversions: single-family base zoning straight to commercial, no density-bonus mechanics, no organized opposition file in the backup, staff behind both. The same ask, filed into opposite rooms — D6 is the easiest district in the city by approval rate (55.6% of decided), while D8 postpones nearly as often as it approves. One is a neighborhood commercial ask on a Westbank corner in the Eanes Creek watershed — the same watershed that produced the summer's most contested file; the other converts an SF-3 lot on McNeil Drive to general commercial services.

THE ALPHA

If July's pattern holds — grant the entitlement, rewrite the string — these two are its cleanest test yet, precisely because they are so ordinary. A clean, unamended SF → commercial grant would say the trim regime is a contested-file phenomenon; a conditional overlay attached inside a six-minute consent meeting would say the CO is now the default price of a map change in this market, applied without a fight. When the record posts, read the exhibit, not the vote — an LR that lands LR-CO and a CS that comes back trimmed are different pro formas than their headlines.

3. THE FIRST BONUS-FREE DOCKET — WHERE THE DB90 CLASS ACTUALLY LIVES NOW

ZAP | August 4, 2026 | the full docket | Seven items; zero DB90 or DBC filings | Sources: agenda EDIMS id=478089; posted video Swagit 395244 (6:53); chapter markers as posted

Every contested-density thread the desk tracks — Woodward, Rosewood, Airport & Koenig, Congress Views, and the Council-bound file from July — now queues at Planning Commission, not ZAP. August 4 is what a zoning docket looks like after the DB90 tail passes through: ordinary map work, one conditions change, one extension, and a posted video short enough to be a rounding error. The cadence point matters as much as the composition: the docket layer (agendas ~72 hours out, backup memos, chapter markers, postponement requests) now runs days to weeks ahead of the outcome layer (minutes and transcripts), and this week the gap is total — two meetings held, zero records posted.

THE ALPHA

The information latency is the tradeable spread. Dockets post about 72 hours out; video posts the same week; minutes take two to three. The desk's edge lives in the docket layer — postponement memos, backup files, the shape of a consent agenda — which prices a file before any outcome exists. The fall calendar is already written: August 11 (Airport & Koenig, Congress Views), August 25 (Woodward), September 8 (Rosewood). Position on the settings; score on the record; treat the outcome as the reconciliation, not the signal.

SECTION 2 — FORWARD DOCKET & STRATEGIC WATCH

THE AUGUST STACK, TWO PENDING RECORDS, AND THE POST-SB 840 WATCH

PC RETURNS AUGUST 11; THE AGENDA HAD NOT POSTED AS OF THIS ISSUE. The second-Tuesday docket inherits the July 14 deferrals: Airport & Koenig (C14-2025-0115 + NPA-2025-0018.02, D4) and Congress Views (C14-2025-0096 + NPA-2025-0020.04, D2 — the neighborhood's push). The desk reads the agenda on arrival, expected on or about August 8.

TWO RECORDS ARE PENDING AT ONCE — UNUSUAL, AND WORTH PRICING. July 28 PC: video posted (Swagit 394722, 28 minutes), minutes unposted — four ledger calls open. August 4 ZAP: video posted (6:53), no transcript or minutes — five ledger calls open. The July 21 ZAP minutes sat for approval on the August 4 consent agenda; when they post as approved, the provisional July 21 results — including the 6-3 on C14-2025-0089 — re-score against the certified record.

THE DB-90'S COUNCIL HANDOFF: NO SETTING YET. No Council setting for C14-2025-0089 had surfaced in the desk's sources as of this issue. The commission-stage record — three settings, an organized opposition file, a tightened CO, a 6-3 recommendation (provisional) — travels with it whenever it lands. We assert no Council outcome ahead of the adopted-ordinance record.

POST-SB 840: STILL NO UPTAKE SIGNAL — AND NOW A BONUS-FREE DOCKET. DBC citywide (effective June 1) and DDB400/DDB850 downtown remain the replacement architecture, and no DBC application or DDB participation filing surfaced this week — while the old regime's DB90 tail has now cleared off ZAP's docket entirely. Filings, not ordinances, are the signal class; the first DBC filing, whenever it lands, opens the new regime's book.

ZAP RETURNS AUGUST 18. Third-Tuesday session; agenda expected ~72 hours out. The desk reads it on arrival for carried-over D6/D8 threads — including whatever the August 4 record leaves unresolved — and for any first DBC filing.

AUSTIN DEVELOPMENT WATCH

WEEKLY INTELLIGENCE BRIEF

Thursday, August 6, 2026

PRIVATE & CONFIDENTIAL

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 2026-08-06, certified snapshot 2026-08-03). Approved / Postponed are shares of decided cases. Status is editorial, set against the August 4 ZAP docket (record pending), the unposted July 28 PC 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	The hardest room in the city stayed off this week's docket entirely; its live files sit on the fall PC stack. Woodward Mixed Use Flats (C14-2025-0051, MF-3 → GR-DB90) holds its August 25 ask; the July 28 setting's record is still unposted. Baseline unchanged — 32.8% approval of decided across 969 hearings.
D8	Loop 360 / Westlake / Eanes Creek	174	45%	48%	YELLOW	Two of the seven August 4 items were D8: the Westbank SF-2 → LR conversion (C14-2026-0043) and Circle C Tract 110's third setting (C14-2025-0064) with joint neighborhood-and-staff postponement requests pre-filed. Both heard Aug 4; outcomes when the record posts. The DB-90 (C14-2025-0089) awaits a Council setting.
D4	N Central / Airport / N Lamar	268	51%	45%	YELLOW	Quiet on the dais this week. 9807 Middle Fiskville (C14-2026-0029, → LI-CO) rides the unposted July 28 PC record; Airport & Koenig (C14-2025-0115 + NPA) returns August 11.
D9	Central / N University / E Riverside	519	43%	52%	YELLOW	815 W 11th (SP-2025-0251C, the DMU parking-separation waiver) also rides the July 28 record — its third setting. Nothing new filed this week.
D2	S Congress / Del Valle / Sweetbriar	414	48%	42%	YELLOW	No D2 item on the August 4 docket. Congress Views (C14-2025-0096 + NPA) returns August 11 with the neighborhood's push on the record.
D1	NE / E Austin / Airport-MLK	720	51%	39%	GREEN	Howard Plaza (C14-2026-0046, W/LO → GR, staff counter GR-CO) was heard August 4 with a neighborhood postponement request pre-filed; outcome when the record posts. 1900 Rosewood Block (C14-2026-0008) holds September 8. High-volume, approval-leaning baseline holds.
D10	NW / Far West	244	49%	42%	GREEN	The Grove at Shoal Creek Lot 11 site-plan extension (SP-2021-0059C.SH(XT2), three years) was heard August 4 on a staff recommendation; outcome when the record posts.
D7	N Central / Burnet / N Lamar	377	50%	38%	GREEN	Quiet week; no D7 case on either docket. The approval-leaning baseline holds.
D6	Far NW / Anderson Mill / McNeil	149	56%	36%	GREEN	The easiest district by approval rate drew two of the week's map asks — NBR 620 (C14-2026-0035, DR → GR) and 7217 McNeil (C14-2026-0049, SF-3 → CS), both staff-recommended, both heard August 4. Outcomes when the record posts.
D5	SW Austin / IH-35 / Ben White	284	54%	35%	GREEN	No D5 item on the current calendar. Approval-leaning baseline holds.
DT	Downtown core / Rainey / Conv. Ctr.	—	—	—	YELLOW	DDB uptake still nil — no participation filings surfaced this week. 815 W 11th's DMU parking waiver (Downtown Plan Area) remains the nearest live downtown test, pending the July 28 record.

SCORECARD OF THE WEEK

SCORECARD OF THE WEEK — FIRM: ARMBRUST & BROWN

490	34.5%	64.8%	127	D3 / D9
10-yr hearings	Approval (decided)	Postponement	Recent (2024+)	Concentration

From the certified 10-year PC and ZAP record (D3(161); D9(83); D7(45) concentration). The scorecard of the week rotates through firms and individual counsel across the whole market — a firm-neutral 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

A six-minute meeting is still a data point. Put the week's two facts side by side — a zoning docket with no density-bonus files that resolved in under seven minutes of posted video, and a Planning Commission stack whose contested files have already chosen their fall dates — and the market's structure is as legible as it has been all year. The contest has consolidated: by class (density-bonus files), by venue (PC, not ZAP), and by calendar (August 11 and 25, September 8). What is left on the zoning side is ordinary map work moving at consent speed, with the negotiation — where there is one — happening in backup memos and conditional-overlay exhibits rather than on the dais.

The week's second lesson is about cadence. Two meetings have been held whose records have not posted; nine of the desk's logged calls sit open against them. The docket layer now runs days to weeks ahead of the outcome layer, and the desk's discipline — assert nothing until the record posts — is also its product: everything above is built from paper that exists (agendas, backup filings, posted video metadata, the certified decade), and nothing from paper that doesn't. For the underwriting desk the read is July's, sharpened: price the settings and the string; treat the outcome as a lagging indicator you reconcile, not a leading one you wait for.

What to watch next. The July 28 PC record, which scores four open calls; the August 4 ZAP record, which scores five — including Circle C's third setting; the approved July 21 ZAP minutes, which re-score the provisional 6-3; the August 11 PC agenda (~August 8) with Airport & Koenig and Congress Views; any Council setting for C14-2025-0089; and the first DBC filing, whenever it lands.

— 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.