

**Sources:** July 14, 2026 Planning Commission agenda + filed backup memos (City of Austin EDIMS) | ADW entity database, gate-certified recompute (5,190 hearings; verify\_publish PASS 2026-07-16) | ADW prediction ledger (July 7 ZAP tracking slate) | commission calendar (PC 2nd/4th Tuesdays; ZAP 1st/3rd) | July 9 brief (forward docket). **This issue is certified-only: the July 14 items are reported as pre-hearing docket facts, and no commission outcome is asserted ahead of the record.**

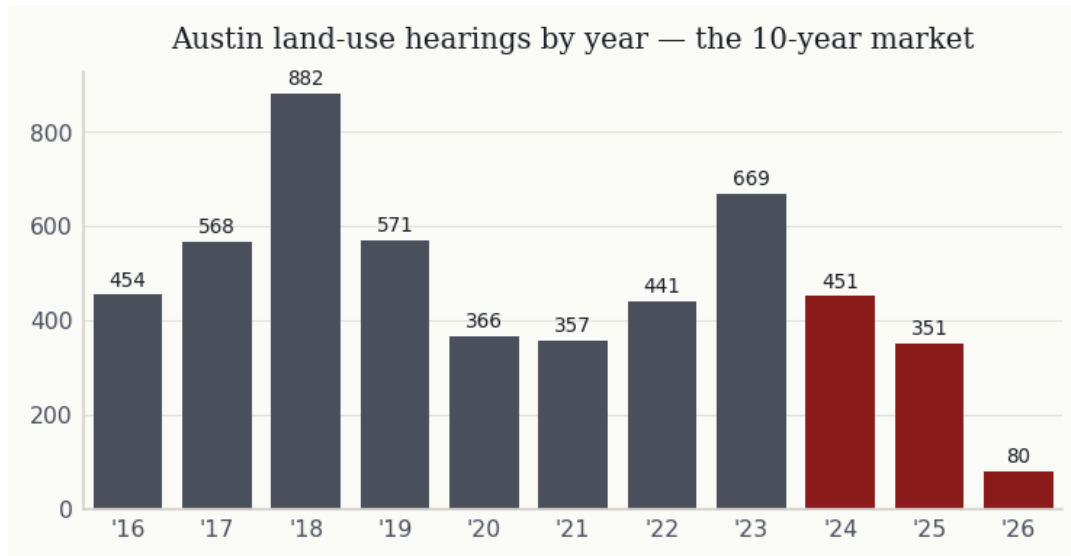
## EAST AUSTIN'S POSTPONEMENT MACHINE — THE JULY 14 PC DOCKET MOVES BY THE CALENDAR, NOT THE VOTE; AND A DECADE, DECODED

The July 14 Planning Commission docket was a clinic in how Austin's hardest ground actually moves: not by up-or-down votes, but by the calendar. The D3 indefinite-postponement cluster deepened, two more D4 files carried postponement requests to August 11, the conditional-overlay trade returned to the docket, and a twice-postponed clearance test came up with a staff report and no new postponement memo. This edition reports those as **certified pre-hearing docket facts** — the agenda and the filed backup memos — and scores the discretionary questions when the certified record posts. The Scoreboard carries the July 7 ZAP tracking slate, rendered honestly pending certification.

### EXECUTIVE SUMMARY

#### THE WEEK IN SIX LINES

- **The D3 indefinite-postponement cluster deepened.** Both Shady Lane cases (NPA-2024-0016.05 and C14-2025-0005, Industry → Mixed Use / LI-CO-NP → LI-PDA-NP, East Austin) carried applicant indefinite-postponement requests into the July 14 meeting — another pair of East-Austin files parked rather than pressed. D3 runs a **certified 32.8% approval of decided matters across 969 hearings**; the pattern is to hold, rework, and return.
- **Two more files pushed to August 11.** Airport & Koenig Multifamily (NPA-2025-0018.02 / C14-2025-0115, D4, Commercial → Mixed Use) carried a postponement request to **Aug 11** — after an earlier June-9 hold. The calendar, not the merits, is the story.
- **The conditional-overlay trade returns to the docket.** Congress Views (C14-2025-0096, D2) has the applicant asking GR-DB90-NP against a staff GR-CO-DB90-NP counter — the add-a-conditional-overlay pattern the desk has tracked all quarter. The desk scores the CO question when the certified record posts.
- **The twice-postponed clearance test is up.** Wonsley Grocery & Kitchen (C14-2026-0014, D4, MF-2-NP → LR-MU-CO-NP) returned after two postponements with a staff report and no new postponement memo — the file to watch for whether a twice-held case finally converts. The desk scores the outcome when the certified minutes post.
- **The read for the underwriting desk.** On the eastside, the operative risk is rarely denial — it is duration. The July docket added at least two indefinite holds and two August pushes; **price the postponement chain, not the vote.**
- **Data layer.** The gate-certified recompute (verify\_publish PASS 2026-07-16) processed the full 5,190-hearing record; every leaderboard and district baseline in this brief traces to it. The Scoreboard carries the July 7 ZAP slate as heard-pending, with no outcome asserted ahead of the record.



Austin PC + ZAP hearings by year, 2016–2026 (certified). The market floor: even a calendar-driven week sits on a decade of record.

## THE SCOREBOARD — JULY 7 ZAP TRACKING SLATE

### HEARD 2026-07-07 — OUTCOMES PUBLISH WHEN THE CERTIFIED RECORD POSTS

The desk logged a pre-hearing read on each of the seven July 7 ZAP items — the prediction ledger's first scoring cycle. The certified commission record for that meeting has not yet posted, so **no outcome is scored here ahead of the record**. Consistent with our standing rule, every item is shown as “heard — pending record,” never guessed. Full scoring publishes the week the certified minutes land.

| Item | Case                   | Dist | Agent / firm           | Staff | Status                                                              |
|------|------------------------|------|------------------------|-------|---------------------------------------------------------------------|
| 2    | C14-2026-0027          | D10  | HD Brown Consulting    | Rec.  | Heard 2026-07-07 — outcomes publish when the certified record posts |
| 3    | C14-2026-0033          | D8   | City of Austin (Water) | Rec.  | Heard 2026-07-07 — outcomes publish when the certified record posts |
| 4    | C14-2025-0089          | D8   | Drenner Group          | Rec.  | Heard 2026-07-07 — outcomes publish when the certified record posts |
| 5    | C14-2026-0031          | D7   | HD Brown Consulting    | Rec.  | Heard 2026-07-07 — outcomes publish when the certified record posts |
| 6    | SPC-2025-0350CS        | D1   | Gray Engineering       | Rec.  | Heard 2026-07-07 — outcomes publish when the certified record posts |
| 7    | SPC-2026-0014A         | D7   | Pape-Dawson Engineers  | Rec.* | Heard 2026-07-07 — outcomes publish when the certified record posts |
| 8    | SP-2019-0215C.SH(X T2) | D10  | BGE                    | Rec.  | Heard 2026-07-07 — outcomes publish when the certified record posts |

**Item 4 (C14-2025-0089, D8)** — the DB-90 rezoning on S Capital of Texas Highway (agent of record: Drenner Group; owner: AREIT City View LLC) — carries forward: the amended case rides the **July 21 ZAP** docket, where the substantive question lands. District, case, and firm pages are live at [texasentitlement.com/case/C14-2025-0089.html](https://texasentitlement.com/case/C14-2025-0089.html) and [/district/d8.html](https://texasentitlement.com/district/d8.html).

## SECTION 1 — THE WATCH LIST

### THE JULY 14 PC DOCKET, AS CERTIFIED PRE-HEARING FACT

#### 1. THE D3 INDEFINITE-POSTPONEMENT CLUSTER DEEPENED — SHADY LANE

PC | July 14, 2026 | Items 4–5 | NPA-2024-0016.05 & C14-2025-0005 | Shady Lane, East Austin, D3 | Request: Industry → Mixed Use / LI-CO-NP → LI-PDA-NP | Agent of record: Alice Glasco Consulting | Docket status: applicant indefinite-postponement requests (pre-hearing) | Case page: [texasentitlement.com/case/C14-2025-0005.html](https://texasentitlement.com/case/C14-2025-0005.html)

Both Shady Lane cases carried applicant indefinite-postponement requests into the July 14 meeting — another pair of East-Austin files parked rather than pressed. Indefinite postponement is the D3 tell: on the city's hardest large district — a certified 32.8% approval rate of decided matters across 969 hearings — the operative pattern is to hold, rework, and return, not to force a vote. We report the docketed postponement requests, not an outcome on the rezoning.

##### THE ALPHA

On D3, an applicant indefinite-postponement request is not a setback — it is the district's default mode of moving hard ground. The signal for the underwriting desk is duration, not direction: a file that asks for indefinite time on the eastside is telling you the sponsor expects a long rework cycle before any vote it is willing to take. Model the Shady Lane parcels as open-ended, and price the carrying cost of the hold rather than a near-term disposition.

#### 2. TWO MORE FILES PUSHED TO AUGUST 11 — AIRPORT & KOENIG

PC | July 14, 2026 | Items 6–7 | NPA-2025-0018.02 & C14-2025-0115 | Airport & Koenig Multifamily, D4 | Request: Commercial → Mixed Use | Agent of record: DuBois Bryant & Campbell | Docket status: applicant postponement request to Aug 11 (after a June-9 hold) | Case page: [texasentitlement.com/case/C14-2025-0115.html](https://texasentitlement.com/case/C14-2025-0115.html)

Airport & Koenig Multifamily requested postponement to **August 11** — a second deferral after an earlier June-9 hold. The calendar, not the merits, is the story: the file joins the growing August docket rather than reaching a July vote. We report the requested continuance as a docket fact.

##### THE ALPHA

A second postponement on the same file is a pattern, not an accident: the sponsor is buying time to resolve a Commercial-to-Mixed-Use conversion before it risks a dais. For the underwriting desk, the read is that the D4 corridor pipeline is real but slow — the entitlement is more likely a late-summer or fall event than a July one. Model the Airport & Koenig conversion to an August-11-at-earliest window, and treat each additional push as added duration risk rather than a merits problem.

#### 3. THE CONDITIONAL-OVERLAY TRADE RETURNS — CONGRESS VIEWS

PC | July 14, 2026 | Item 9 | C14-2025-0096 | Congress Views, D2 | Request: GR-DB90-NP (applicant) vs GR-CO-DB90-NP (staff counter) | Docket status: on the July 14 agenda; the desk scores the CO question when the certified record posts | Case page: [texasentitlement.com/case/C14-2025-0096.html](https://texasentitlement.com/case/C14-2025-0096.html)

Congress Views brings the applicant's GR-DB90-NP request against a staff GR-CO-DB90-NP counter — the same add-a-conditional-overlay pattern the desk has tracked all quarter. Whether the conditional overlay sticks is the discretionary question, and it is exactly the kind of outcome this desk does not assert ahead of the certified record. We report the docketed positions; we score the CO question when the record posts.

##### THE ALPHA

The CO trade is the quiet mechanism through which D2 corridor density gets negotiated: staff attaches a conditional overlay, the applicant resists, and the difference between the two zoning strings is the real deal terms. The read for the desk is to watch the string, not the headline — a GR-DB90-NP that lands as GR-CO-DB90-NP is an approval with a leash, and the conditions carry the underwriting. Price the overlay, not the base zoning, and wait for the certified record before booking the outcome.

#### 4. THE TWICE-POSTPONED CLEARANCE TEST — WONSLEY

PC | July 14, 2026 | Item 11 | C14-2026-0014 | Wonsley Grocery & Kitchen, D4 | Request: MF-2-NP → LR-MU-CO-NP | Docket status: returned after two postponements with a staff report and no new postponement memo; the desk scores the outcome when the certified minutes post | Case page: [texasentitlement.com/case/C14-2026-0014.html](https://texasentitlement.com/case/C14-2026-0014.html)

Wonsley Grocery & Kitchen returned after two postponements — this time with a staff report and no new postponement memo on file. That is the configuration to watch for whether a twice-held case finally converts, or holds a third time. We do not assert the outcome: the desk scores it when the certified minutes post.

##### THE ALPHA

A twice-postponed file that comes back with a staff report and without a fresh postponement memo is the cleanest “is-it-ready” signal on the docket — the procedural cover for another delay is absent, so the file is positioned to resolve one way or the other. For the underwriting desk, Wonsley is the week’s convertibility test: it tells you whether patient D4 files that document their engagement record can clear, and the answer — when the record posts — recalibrates the duration premium on every similarly-parked file.

### SECTION 2 — FORWARD DOCKET & STRATEGIC WATCH

#### JULY 21 ZAP — THE AUGUST PC CALENDAR

**ZAP NEXT CONVENES JULY 21.** The commission returns on its 1st/3rd-Tuesday cadence, and the amended C14-2025-0089 — the CO-trade file the desk called — rides that docket. It is the highest-signal D8 item on the near calendar and the district’s live DB-90 test; the substantive question lands there.

**PC RETURNS WITH THE AUGUST CALENDAR.** The August docket now carries the Airport & Koenig pushes (NPA-2025-0018.02 / C14-2025-0115) alongside the other files that bought time on July 14. The calendar, not the merits, is doing the work — the August dockets are where the July postponement chain resolves.

**THE POST-SB 840 STACK STAYS DEFINED; UPTAKE IS THE STORY.** DBC citywide (effective June 1) and DDB400/DDB850 downtown (adopted May 28) remain the replacement architecture. No new DBC application or DDB participation filing surfaced this week. Filings, not ordinances, are the next 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 2026-07-16). Approved / Postponed are shares of decided cases. Status is editorial, set against the July 14 PC docket and the July 21 ZAP / August PC forward calendar.

| Dist | Submarket                              | 10-yr hrgs | Appr % | Post % | Status | Evidence & the play                                                                                                                                                                                                                                                                                                                                                              |
|------|----------------------------------------|------------|--------|--------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D3   | E Riverside / Govalle / Johnston Terr. | 969        | 33%    | 64%    | RED    | Still the hardest room in the city — ~2× the citywide postponement share (32.8% approval of decided across 969 hearings). <b>The July 14 PC docket deepened the indefinite-postponement cluster:</b> both Shady Lane files (NPA-2024-0016.05 & C14-2025-0005) carried applicant indefinite-postponement requests. Indefinite postponement is the D3 tell — hold, rework, return. |
| D9   | Central / N University / E Riverside   | 519        | 43%    | 52%    | YELLOW | Postponement-heavy central district. No certified disposition to report this cycle; central-D9 business carries toward the August calendar.                                                                                                                                                                                                                                      |
| D2   | S Congress / Sweetbriar / Nuckols      | 414        | 48%    | 42%    | YELLOW | Congress Views (C14-2025-0096) sits on the July 14 PC docket — applicant GR-DB90-NP against a staff GR-CO-DB90-NP counter, the add-a-conditional-overlay pattern. The desk scores the CO question when the certified record posts.                                                                                                                                               |

| Dist | Submarket                           | 10-yr hrgs | Appr % | Post % | Status | Evidence & the play                                                                                                                                                                                                                                                                                                     |
|------|-------------------------------------|------------|--------|--------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D4   | N Central / Airport / N Lamar       | 268        | 51%    | 45%    | YELLOW | Two D4 files on the July 14 PC docket: <b>Airport &amp; Koenig (C14-2025-0115)</b> carried an applicant postponement request to Aug 11 (after a June-9 hold); <b>Wonsley (C14-2026-0014)</b> returned after two postponements with a staff report — the clearance test. Outcomes score when the certified record posts. |
| D8   | Loop 360 / Hwy 290 / Deerfield      | 174        | 45%    | 48%    | YELLOW | No PC item this cycle. The amended C14-2025-0089 (DB-90) rides the July 21 ZAP docket — the district's live DB-90 test, carried over.                                                                                                                                                                                   |
| D7   | N Central / Burnet / N Lamar        | 377        | 50%    | 38%    | GREEN  | Approval-leaning; quiet on the July 14 PC docket. Two D7 items sit on the July 7 ZAP tracking slate pending the certified record.                                                                                                                                                                                       |
| D10  | NW / Far West                       | 244        | 49%    | 42%    | GREEN  | Routine. Two D10 items on the July 7 ZAP tracking slate; outcomes publish when the record posts.                                                                                                                                                                                                                        |
| D1   | NE / E Austin / Airport-MLK         | 720        | 51%    | 39%    | GREEN  | High volume, approval-leaning. One D1 CUP on the July 7 ZAP tracking slate, pending the record.                                                                                                                                                                                                                         |
| D5   | SW Austin / IH-35 / Ben White       | 284        | 54%    | 35%    | GREEN  | No D5 item this cycle. June 16's GR-MU-CO clearance remains the operative signal.                                                                                                                                                                                                                                       |
| D6   | Far NW / Anderson Mill              | 149        | 56%    | 36%    | GREEN  | Easiest district by approval rate; lowest volume of the majors. Quiet this cycle.                                                                                                                                                                                                                                       |
| DT   | Downtown core / Rainey / Conv. Ctr. | —          | —      | —      | YELLOW | DDB Phase I adopted May 28; DDB400 live June 8. The friction question stays on uptake — no participation filings surfaced this week.                                                                                                                                                                                    |

## SCORECARD OF THE WEEK

## SCORECARD OF THE WEEK — ATTORNEY: RICHARD T. SUTTLE

224

10-yr hearings

33.6%

Approval (decided)

65.9%

Postponement

59

Recent (2024+)

D3 / D9

Concentration

From the certified 10-year PC and ZAP record (D3(73); D9(58) concentration). The rotation is firm-neutral and skips the roster of any firm we sell a report about. Full per-attorney and per-firm scorecards — filterable by district, framework, and year — are inside Pro.

## ANALYST NOTE

The July 14 docket is a lesson the underwriting desk should internalize: on Austin's hardest ground, the risk that costs you money is rarely a denial. It is duration. Four files told that story in one afternoon — two Shady Lane cases asking for indefinite time, an Airport & Koenig conversion pushed to August for the second time, a Congress Views CO trade back on the docket, and a twice-postponed Wonsley file returning for its clearance test. None of them is a vote. All of them are the calendar.

That is why this issue is certified-only. The meeting happened; the discretionary outcomes will read cleanly when the certified record posts, and this desk does not assert them a day early. What we can price now is the structure the docket revealed: an eastside where sponsors reach for indefinite postponement as a first move, an August calendar filling with files that bought time, and a conditional-overlay negotiation whose terms live in the zoning string, not the headline. **Price the postponement chain, not the vote.** The duration premium — carrying cost across a hold you cannot date — is the real number on D3 and D4 right now, and it is larger than any single approval probability.

**What to watch next.** July 21 ZAP carries the amended C14-2025-0089 (the D8 DB-90 / CO-trade file); the August PC calendar inherits the Airport & Koenig pushes and the rest of the July postponement chain; the first DBC application and the first DDB850 rezoning filing, whenever they surface; and the certified July 7 ZAP record, which lets the Scoreboard score its first cycle.

— 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](https://texasentitlement.com/founders-pro.html).

### SIDEBAR — THE 10-YEAR RECORDS

**Vol. II: Armbrust & Brown — the certified decade, resolved.** 490 hearings across 178 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](https://texasentitlement.com/the-10-year-records.html).