

Sources: Certified July 7, 2026 ZAP minutes (City of Austin EDIMS id=476945, posted as Item-01 backup to the July 21 agenda) | July 21, 2026 ZAP agenda + filed staff reports (EDIMS id=476860) | July 14, 2026 PC agenda + filed backup memos | ADW entity database, gate-certified recompute (5,190 hearings; verify_publish PASS 2026-07-23) | ADW prediction ledger (July 7 ZAP tracking slate) | commission calendar (PC 2nd/4th Tuesdays; ZAP 1st/3rd). **This issue scores the July 7 ZAP slate against the now-certified minutes; the July 21 ZAP items are reported as pre-hearing docket facts — no July 21 video or minutes had posted as of this issue, so no July 21 outcome is asserted ahead of the record.**

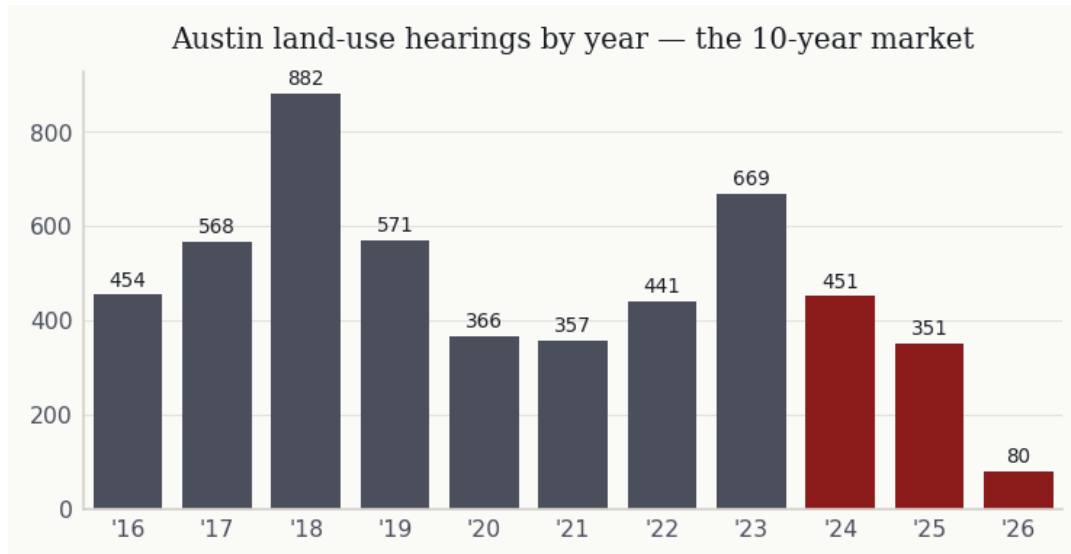
THE CONSENT AGENDA DID THE WORK — JULY 7 ZAP CLEARED SIX OF SEVEN IN NINE MINUTES; THE DRENNER DB-90 STOOD ALONE, AND WAS HEARD JULY 21

The Scoreboard scored its first cycle this week, and the lesson is structural. The certified July 7 ZAP minutes posted — as the Item-01 backup to the July 21 agenda — and they show a commission that convened at 6:09 p.m., adjourned at 6:18, and disposed of an entire seven-item public-hearing docket on a single consent motion, 7-0, with four of eleven members absent. Six items were approved exactly as staff recommended. The lone exception was the one file a neighborhood pulled from consent: C14-2025-0089, the Drenner DB-90 rezoning on S Capital of Texas Highway, postponed to July 21, where it was then heard. This edition scores the certified July 7 slate and reports the July 21 docket as pre-hearing fact, with no outcome asserted ahead of the record.

EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

- **The Scoreboard scored its first cycle.** The certified July 7 ZAP minutes posted (as backup to the July 21 agenda): **six of seven tracked items approved on the consent agenda 7-0**, and only C14-2025-0089 (Drenner DB-90) was pulled — postponed to July 21 at the neighborhood's request. Every result traces to the record; none was guessed.
- **A nine-minute meeting cleared the whole docket.** ZAP called to order at 6:09 p.m. and adjourned at 6:18, with four of eleven commissioners absent; the seven public hearings moved on one consent motion. When a ZAP docket is fully staff-recommended and unopposed, consent is the disposition — the calendar does the work.
- **Our cold-start prior read it wrong — and we log that.** The desk's pre-hearing ledger rated all seven items unlikely to win routine approval (a ~29% base-rate prior); six cleared on consent and only the postponed Drenner file matched — **one of seven**. The miss is the lesson: a thin-attendance ZAP consent-approves an unopposed, staff-recommended slate far more often than a cold prior assumes. Calibration note logged to the ledger.
- **The Drenner DB-90 stood alone, and was heard July 21.** C14-2025-0089 (1120/1122 S Capital of Texas Hwy, D8, LO/LR → LR-V-CO-DB90; agent Drenner Group, Leah M. Bojo; owner AREIT City View LLC) came up for its substantive hearing July 21 after two postponements. It was the only July 7 item a neighborhood pulled from consent — the district's live DB-90 test. Outcome publishes when the July 21 record posts.
- **Two city-initiated D2 rezonings joined the July 21 docket.** The Jimmy Clay & Roy Kizer golf courses (C14-2026-0032, SF-3/DR → P) and the Del Valle Food Co-op site (C14-2026-0044, SF-6 → LR against a staff LR-CO counter) — public-land parkland zoning and a corridor conditional-overlay trade in the same session, both heard-pending.
- **Data layer.** The gate-certified recompute (verify_publish PASS 2026-07-23) processed 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%, D2 414/48.1%/41.7%).



Austin PC + ZAP hearings by year, 2016–2026 (certified). The market floor: even a nine-minute consent meeting sits on a decade of record.

THE SCOREBOARD — JULY 7 ZAP TRACKING SLATE, NOW SCORED

CALLED LAST WEEK → WHAT THE CERTIFIED RECORD SAYS

The July 16 brief carried the seven July 7 ZAP items as “heard — pending record.” The certified minutes have now posted (EDIMS id=476945, the Item-01 backup to the July 21 agenda), so the desk scores the slate against the record. **Six items were approved on the consent agenda exactly as staff recommended; one (C14-2025-0089) was postponed to July 21 at the neighborhood's request — the whole docket on a single 7-0 consent motion.** Results below trace line-for-line to the minutes.

Item	Case	Dist	Agent / firm	Certified result — July 7 ZAP minutes
2	C14-2026-0027	D10	HD Brown Consulting	Approved — GR-CO-ETOD-DBETOD (consent, 7-0)
3	C14-2026-0033	D8	City of Austin (Water)	Approved — P (consent, 7-0)
4	C14-2025-0089	D8	Drenner Group	Postponed to Jul 21 — neighborhood request (consent, 7-0)
5	C14-2026-0031	D7	HD Brown Consulting	Approved — LI (consent, 7-0)
6	SPC-2025-0350CS	D1	Gray Engineering	Approved — CUP (consent, 7-0)
7	SPC-2026-0014A	D7	Pape-Dawson Engineers	Approved — CUP w/ conditions (consent, 7-0)
8	SP-2019-0215C.SH(X T2)	D10	BGE	Approved — 3-yr site-plan ext. (consent, 7-0)

Accountability note (our model's logged calls). The desk's first scoring cycle logged a cautious cold-start prior — a ~29% base-rate probability of routine approval on each of the seven items. Six were approved on consent; only the postponed Drenner file matched the prior, so the cold prior called **one of seven**. The corrective, now written to the prediction ledger: light-attendance ZAP meetings consent-approve fully staff-recommended, unopposed dockets at a far higher rate than the base prior assumed. This is accountability reporting on calls we already logged — not a new prediction. Case, district, and firm 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

THE JULY 21 ZAP DOCKET, AS CERTIFIED PRE-HEARING FACT

1. THE DB-90 TEST STOOD ALONE — DRENNER / S CAPITAL OF TEXAS HWY

ZAP | July 21, 2026 | Item 2 | C14-2025-0089 | 1120 & 1122 S Capital of Texas Hwy, D8 (Eanes Creek Watershed) | Request: LO and LR → LR-V-CO-DB90 | Staff Rec: Recommended | Agent of record: Drenner Group, P.C. (Leah M. Bojo) | Owner: AREIT City View LLC | Docket status: heard July 21 after two postponements — outcome publishes when the certified record posts | Case page: texasentitlement.com/case/C14-2025-0089.html

This was the one July 7 item a neighborhood pulled off the consent agenda, and it carried forward to the July 21 substantive hearing — the third time the file has been set (it was before ZAP on April 7, postponed at July 7, and heard July 21). It is a DB-90 density-bonus rezoning on the Loop 360 corridor in District 8, a district that on the certified decade postpones almost as often as it approves — a 47.9% postponement share against a 45.0% approval rate across 174 hearings. We report the docketed hearing and staff's recommendation; we do not assert the commission's vote ahead of the record.

THE ALPHA

The single most useful fact from July 7 is what did *not* happen: on a docket where everything else cleared on consent, this file alone was pulled — and by the neighborhood, not the applicant. That is the signal for the underwriting desk. A DB-90 rezoning that draws an organized neighborhood pull in a postponement-heavy westside district is not a consent item; it is a contested one, and the twice-postponed history says the sponsor has been buying time to resolve opposition rather than force a dais it might not win. Price the neighborhood pull, not the staff recommendation: the operative D8 risk here is duration and conditions, and the LR-V-CO-DB90 string — note the CO — is where the real terms sit.

2. PUBLIC LAND ON THE DOCKET — JIMMY CLAY & ROY KIZER GOLF COURSES

ZAP | July 21, 2026 | Item 3 | C14-2026-0032 | Jimmy Clay & Roy Kizer Golf Courses, D2 (Williamson & Onion Creek Watersheds) | Request: SF-3 and DR → P | Staff Rec: Recommended | City-initiated; Agent: Austin Parks and Recreation (Ricardo Soliz) | Docket status: heard July 21 — outcome pending the record | Case page: texasentitlement.com/case/C14-2026-0032.html

A city-initiated rezoning of two municipal golf courses in southeast Austin from single-family and development-reserve zoning to Public (P). This is a public-land housekeeping action rather than a private entitlement, but it is worth the desk's attention: rezoning large tracts to P formally fixes their non-developable status, and the pattern of the city moving parkland and reserve tracts into P is a quiet constraint on where future supply can and cannot originate in D2.

THE ALPHA

City-initiated P rezonings read as boilerplate, but for anyone underwriting land in southeast Austin they are a supply signal: every acre the city locks into Public is an acre permanently off the private development board, and it sharpens the scarcity of the developable D2 tracts that remain. Track the P conversions the way you track a downzoning — not as deal risk on the parcel itself, but as a slow tightening of the district's buildable inventory around your basis.

3. THE CONDITIONAL-OVERLAY TRADE, CITY-INITIATED — DEL VALLE FOOD CO-OP

ZAP | July 21, 2026 | Item 4 | C14-2026-0044 | 5807 Ross Road (Del Valle Food Co-op), D2 (Dry Creek East Watershed) | Request: SF-6 → LR (applicant) vs LR-CO (staff counter) | City-initiated; Agent: Austin Planning (Nancy Estrada) | Owner: Radhe Investment Group — RIG 11 LLC | Docket status: heard July 21 — the desk scores the CO question when the record posts | Case page: texasentitlement.com/case/C14-2026-0044.html

The same add-a-conditional-overlay pattern the desk has tracked all quarter, this time inside a city-initiated rezoning: the request moves SF-6 to LR, and staff counters with LR-CO. Whether the conditional overlay attaches — and what it restricts — is the discretionary question, and it is exactly the kind of outcome this desk does not assert ahead of the certified record.

THE ALPHA

The CO trade is the mechanism through which D2 corridor intensity actually gets negotiated: staff attaches a conditional overlay, and the difference between LR and LR-CO is the real deal. The read for the desk is to watch the string, not the headline — an LR that lands as LR-CO is neighborhood-scale commercial with a leash, and the conditions carry the underwriting. Price the overlay, not the base zoning, and wait for the record before booking the outcome.

SECTION 2 — FORWARD DOCKET & STRATEGIC WATCH

THE JULY 14 PC RECORD, THE AUGUST CALENDAR, AND THE POST-SB 840 STACK

THE JULY 14 PC RECORD IS STILL OPEN. The July 14 Planning Commission video has posted (Swagit), but the certified minutes have not, so the desk holds those dispositions. The certified *filings* are the storyline: both Shady Lane files (D3) carried applicant indefinite-postponement memos; Airport & Koenig (C14-2025-0115, D4) an applicant push to Aug 11; Congress Views (C14-2025-0096, D2) a **neighborhood postponement request**; and 815 W 11th (SP-2025-0251C, D9) both an applicant agreement to postpone and a neighborhood request. The desk scores each when the certified minutes post.

PC RETURNS JULY 28; THE AUGUST DOCKET IS FILLING. Planning Commission next convenes on its 4th-Tuesday cadence (July 28); as of this issue the agenda had not posted. The August calendar already inherits the Airport & Koenig push and the rest of the July postponement chain — the August dockets are where the deferred D3/D4 files resolve.

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 2026-07-23). Approved / Postponed are shares of decided cases. Status is editorial, set against the certified July 7 ZAP record, the July 21 ZAP docket, and the July 14 PC / 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). The Shady Lane files (NPA-2024-0016.05 & C14-2025-0005) carried applicant indefinite-postponement requests into the July 14 PC docket; the July 14 video is posted but certified minutes have not, so the disposition is pending. Indefinite postponement is the D3 tell — hold, rework, return.
D2	S Congress / Del Valle / Sweetbriar	414	48%	42%	YELLOW	The busiest district on the current calendar. Two city-initiated rezonings sat on July 21 ZAP — Jimmy Clay & Roy Kizer golf courses (C14-2026-0032, SF-3/DR → P) and the Del Valle Food Co-op site (C14-2026-0044, SF-6 → LR against a staff LR-CO counter). On July 14 PC, Congress Views (C14-2025-0096) drew a neighborhood postponement request . Outcomes score when the records post.
D9	Central / N University / E Riverside	519	43%	52%	YELLOW	Postponement-heavy central district. 815 W 11th Street (SP-2025-0251C) carried both an applicant agreement to postpone and a neighborhood postponement request on July 14 PC; no certified disposition to report this cycle.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D4	N Central / Airport / N Lamar	268	51%	45%	YELLOW	Two D4 files bought time on July 14 PC: Airport & Koenig (C14-2025-0115) to Aug 11 (after a June-9 hold); Wonsley (C14-2026-0014) returned after two postponements with a staff report — the clearance test. Video posted; minutes pending. Outcomes score when the record posts.
D8	Loop 360 / Westlake / Eanes Creek	174	45%	48%	YELLOW	The district's live DB-90 test came up: C14-2025-0089 (LO/LR → LR-V-CO-DB90) was heard at July 21 ZAP after two postponements — the only July 7 item a neighborhood pulled from consent. D8 postpones nearly as often as it approves (47.9% vs 45.0%). Outcome publishes when the July 21 record posts.
D7	N Central / Burnet / N Lamar	377	50%	38%	GREEN	Approval-leaning and moving. Two D7 items cleared July 7 ZAP on consent — Century Warehouse (C14-2026-0031, SF-2 → LI) and the 2301 North Loop cocktail-lounge CUP (SPC-2026-0014A). Certified.
D10	NW / Far West	244	49%	42%	GREEN	Routine and clearing. Two D10 items approved on consent July 7 — 4106 Medical Parkway (C14-2026-0027) and The Grove Blocks 1 & 2 site-plan extension (SP-2019-0215C.SH(XT2)). Certified.
D1	NE / E Austin / Airport-MLK	720	51%	39%	GREEN	High volume, approval-leaning. Braker Valley Park A CUP (SPC-2025-0350CS) approved on consent July 7 ZAP. Certified.
D6	Far NW / Anderson Mill / McNeil	149	56%	36%	GREEN	Easiest district by approval rate; lowest volume of the majors. The 7221 McNeil cocktail-lounge CUP (SPC-2026-0076A) sat on July 21 ZAP; outcome publishes 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 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: MICHAEL WHELLAN

166

10-yr hearings

40.5%

Approval (decided)

58.2%

Postponement

48

Recent (2024+)

D3 / D1

Concentration

From the certified 10-year PC and ZAP record (D3(59); D1(22) concentration). The scorecard of the week rotates through individual counsel across all firms — a firm-neutral per-attorney view, never a standing single-firm feature. Full per-attorney and per-firm scorecards — filterable by district, framework, and year — are inside Pro.

ANALYST NOTE

The July 7 ZAP record is a nine-minute lesson in how most of Austin's zoning docket actually clears: not by argument, but by consent. Seven public hearings, a single motion, four members absent, and six routine approvals booked before the meeting was ten minutes old. For the underwriting desk, that is the base case worth internalizing — on a staff-recommended, unopposed ZAP item, approval risk is low and duration is short. Our own cold-start prior missed exactly this, rating the slate cautious when the room was going to consent-sweep it; we booked the miss and recalibrated, because a Scoreboard that only reports its wins is not a Scoreboard.

The exception is the whole point. One file — the Drenner DB-90 on S Capital of Texas Highway — was pulled from that consent agenda, by a neighborhood, and it has now been set three times. That is the shape of contested ground in Austin: the routine clears in minutes, and the real fights announce themselves by being pulled off the fast track. The signal is not the staff recommendation; it is who reaches for the postponement. On July 21 that file, two city-initiated D2 rezonings, and a McNeil cocktail-lounge CUP were heard — and this desk will score them when the certified record posts, not a day before.

What to watch next. The certified July 21 ZAP minutes, which score the Drenner DB-90 and the two D2 city-initiated rezonings; the certified July 14 PC minutes, which resolve the Shady Lane, Airport & Koenig, Congress Views, and Wonsley files; the July 28 PC agenda when it posts; and the first DBC application and first DDB850 filing, whenever they surface. **On a consent docket, price the pull, not the recommendation.**

— 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.