

**Sources:** July 14, 2026 PC draft minutes (City of Austin EDIMS id=477599, posted as Item-01 backup to the July 28 PC agenda) | July 21, 2026 ZAP meeting transcript (Swagit video 394110, auto-generated voice-to-text — results derived from it are labeled **provisional**) | July 21 ZAP opposition backup filings (EDIMS id=477544, 477518, 477517, 477543) | July 28, 2026 PC agenda + postponement memos (EDIMS id=477601; 477708, 477706) | July 7, 2026 ZAP approved minutes (EDIMS id=477580) | ADW entity database, gate-certified recompute (5,190 hearings; verify\_publish PASS 2026-07-30; certified snapshot 2026-07-27) | ADW prediction ledger | commission calendar (PC 2nd/4th Tuesdays; ZAP 1st/3rd). **Draft minutes are the official record as posted, pending approval; transcript-derived outcomes are provisional and are re-scored when the certified minutes post. No outcome below is guessed, and no Council outcome is asserted ahead of the adopted-ordinance record.**

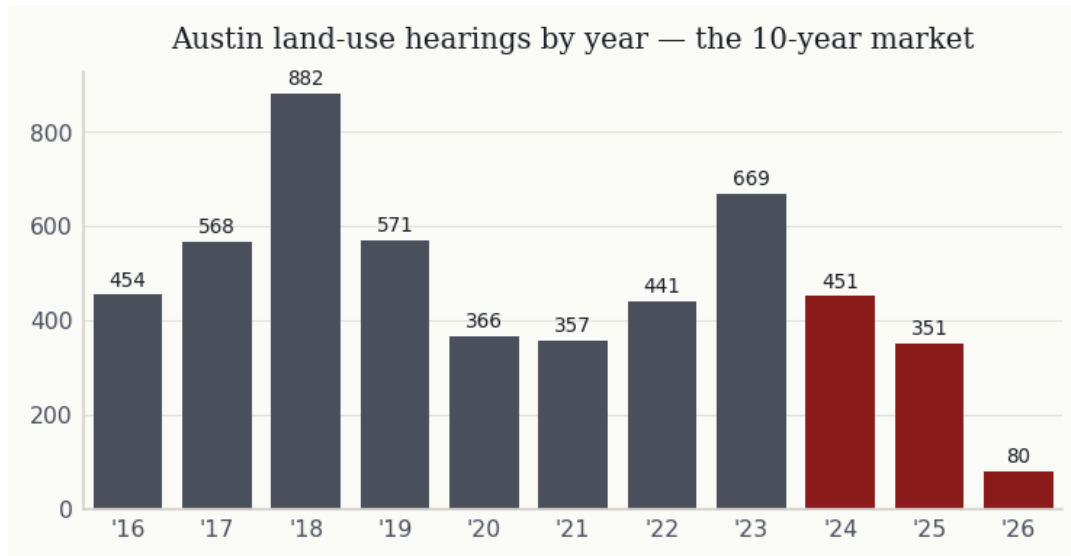
## THE RECORD CAUGHT UP — THE DB-90 ON S CAPITAL OF TEXAS HWY (C14-2025-0089) CLEARED ZAP 6-3 WITH THE OVERLAY TIGHTENED (PROVISIONAL), AND THE JULY 14 PC MINUTES POSTED THE POSTPONEMENT CHAIN INTO AUGUST

Two held dockets resolved in one cycle. The July 21 ZAP transcript posted, and it shows the most-watched file on the summer calendar — the DB-90 density-bonus rezoning at 1120/1122 S Capital of Texas Highway, C14-2025-0089 — clearing the commission 6-3 on staff's recommendation after a full substantive hearing, with the conditional overlay tightened on the dais: off-site accessory parking and pedicab storage/dispatch struck from the permitted-use string. Three settings, 105 days, an organized opposition file that ran to hundreds of pages — and the project moved. The July 14 PC draft minutes posted the same week and scored everything the desk was holding: ten approvals, seven postponements, and a deferral chain that now stacks the August 11 and August 25 dockets. Transcript-derived results are labeled provisional throughout; draft-minute results carry their label too. Nothing below is guessed.

### EXECUTIVE SUMMARY

#### THE WEEK IN SIX LINES

- **The DB-90 cleared — 6-3, with the overlay tightened (provisional — transcript).** C14-2025-0089 (1120/1122 S Capital of Texas Hwy, D8, LO/LR → LR-V-CO-DB90) was approved at July 21 ZAP on staff's recommendation after the neighborhood's full case was heard: a dais amendment struck off-site accessory parking and pedicab storage/dispatch from the conditional uses before the 6-3 vote. Next stop is Council; we assert nothing ahead of the ordinance record.
- **The dais declined to attach a bespoke transportation study.** A follow-on motion directing a written TPW analysis of the project's traffic and emergency-access impacts **failed** (provisional — transcript) — the objection on the record: it would burden one development with a requirement the city applies to none.
- **The July 14 PC record posted and scored the held slate.** Draft minutes (the official record, pending approval) resolve all 17 public-hearing items: **ten approvals, seven postponements.** The Shady Lane files (D3) took their applicant indefinite postponement; Airport & Koenig and Congress Views moved to Aug 11; 815 W 11th to July 28. The only split votes of the night: the two Dogs Head ROW vacations, 7-1-1.
- **Approval-with-strings is becoming the pattern.** The week's two contested approvals both landed with trimmed use lists — Wonsley (C14-2026-0014, D4) cleared 9-0 with 11 uses made conditional and 4 drive-in uses prohibited; the DB-90 cleared with two uses struck. The commissions are granting the entitlement and negotiating the string.
- **July 28 PC arrived pre-postponed and stays pending.** Two of the four public hearings were applicant postponement asks filed before the gavel — Woodward Mixed Use Flats (C14-2025-0051, D3) to Aug 25 and 1900 Rosewood Block (C14-2026-0008, D1) to Sep 8. The meeting video posted (28 minutes); outcomes publish when the record posts — none is asserted here.
- **Data layer.** The gate-certified recompute (verify\_publish PASS 2026-07-30; certified snapshot 2026-07-27) 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%, D3 969/32.8%/63.7%). The July 7 ZAP approved minutes also posted — last cycle's scored slate stands line-for-line.



Austin PC + ZAP hearings by year, 2016–2026 (certified). The decade underneath the week: 105 days is what a contested D8 file costs; the base rate is why the rest cleared on consent.

## THE SCOREBOARD — TWO HELD DOCKETS, NOW SCORED

### CALLED LAST WEEK → WHAT THE POSTED RECORD SAYS

The July 23 brief held the July 14 PC dispositions “pending record” and carried four July 21 ZAP items heard-pending. Both records moved this week. **The July 14 PC draft minutes posted** (EDIMS id=477599, Item-01 backup to the July 28 agenda) — results below trace line-for-line to them and are labeled **draft minutes** until approved. **The July 21 ZAP transcript posted** (Swagit video 394110); transcript-derived results are labeled **provisional** and re-score when the certified minutes post. The July 7 ZAP approved minutes also posted (EDIMS id=477580): the first scored cycle stands with no corrections.

### JULY 14 PLANNING COMMISSION — THE HELD SLATE (draft minutes)

| Item  | Case                             | Dist | Agent of record          | Result — July 14 PC draft minutes                                                                                 |
|-------|----------------------------------|------|--------------------------|-------------------------------------------------------------------------------------------------------------------|
| 4/5   | NPA-2024-0016.05 + C14-2025-0005 | D3   | Alice Glasco Consulting  | <b>Indefinitely postponed</b> — applicant request (consent, 9-0)                                                  |
| 6/7   | NPA-2025-0018.02 + C14-2025-0115 | D4   | DuBois Bryant & Campbell | <b>Postponed to Aug 11</b> — applicant request (consent, 9-0)                                                     |
| 8/9   | NPA-2025-0020.04 + C14-2025-0096 | D2   | Alice Glasco Consulting  | <b>Postponed to Aug 11</b> — neighborhood request (consent, 9-0)                                                  |
| 11    | C14-2026-0014                    | D4   | Sohil Maknojia           | <b>Approved w/ amendments</b> — LR-MU-CO-NP; 11 uses made conditional, 4 drive-in accessory uses prohibited (9-0) |
| 13    | SP-2025-0251C                    | D9   | Bleyl Engineering        | <b>Postponed to Jul 28</b> — neighborhood request (consent, 9-0)                                                  |
| 17/18 | SP-2026-0147D (×2)               | —    | Armbrust & Brown         | <b>Approved</b> — both ROW vacations, <b>7-1-1</b> (the meeting's only split votes)                               |

## JULY 21 ZONING &amp; PLATTING — PROVISIONAL (auto-generated transcript)

| Item | Case           | Dist | Agent of record             | Provisional result — July 21 transcript                                                                                                                           |
|------|----------------|------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2    | C14-2025-0089  | D8   | Drenner Group               | <b>Approved 6-3</b> — staff rec (LR-V-CO-DB90) + CO tightened: off-site accessory parking and pedicab storage/dispatch struck ( <i>provisional — transcript</i> ) |
| 3    | C14-2026-0032  | D2   | Austin Parks and Recreation | <b>Approved</b> — P (consent, unanimous) ( <i>provisional — transcript</i> )                                                                                      |
| 4    | C14-2026-0044  | D2   | Austin Planning             | <b>Approved</b> — LR-CO, the staff version; the overlay attached (consent) ( <i>provisional — transcript</i> )                                                    |
| 5    | SPC-2026-0076A | D6   | Land Answers Inc.           | <b>Approved</b> — cocktail-lounge CUP (consent) ( <i>provisional — transcript</i> )                                                                               |

**Accountability note (our model's logged calls).** The ledger's open calls this cycle sit on the July 28 PC docket (four items, logged pre-hearing on the cold base-rate prior); that record has not posted, so they remain open and are not scored here. The ledger's July 7 call on C14-2025-0089 — scored correct as a postponement — now carries its sequel: the same file cleared 6-3 on July 21 (provisional). 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](https://texasentitlement.com/case/C14-2025-0089.html) and [/district/d8.html](https://texasentitlement.com/district/d8.html).

## SECTION 1 — THE WATCH LIST

## WHAT THE TWO RECORDS ACTUALLY SETTLED

## 1. THE DB-90 CLEARED THE COMMISSION — C14-2025-0089 / 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 | Result: **approved 6-3 with a tightened CO (provisional — transcript; minutes pending)** | Case page: [texasentitlement.com/case/C14-2025-0089.html](https://texasentitlement.com/case/C14-2025-0089.html)

The file the desk has tracked through three settings — April 7, July 7, July 21 — reached its substantive hearing and cleared. The opposition showed up on paper first: the July 21 backup carried a neighborhood letter, a separate neighbor-correspondence file running to megabytes, a public-comment file, and a constituents-not-speaking opposition list. The hearing ran the better part of an hour on this item alone. On the dais, the negotiation came down to the use string: an amendment struck off-site accessory parking and pedicab storage/dispatch from the conditional uses — the applicant accepted both on the record — and the base motion, staff's recommendation as written, passed 6-3 on a nine-member dais. A further motion directing Transportation & Public Works to produce a written traffic and emergency-access analysis failed after a commissioner objected that no other case in the city carries that requirement. All of it is transcript-derived and provisional until the minutes post.

## THE ALPHA

Update the July 23 read with the result: the neighborhood pull bought **duration and conditions, not denial**. 105 days from first setting to commission approval, two uses struck — and the project through, 6-3, in a district whose decade runs 47.9% postponed against 45.0% approved. That is the shape of D8 risk when opposition is organized but staff is behind the file: model the calendar and the use string, not the outcome. The three no votes are the number to carry forward — a 6-3 commission recommendation travels to Council with the opposition's case fully rehearsed, and the CO is where any further trade will land. We price nothing at Council ahead of the ordinance record.

## 2. THE JULY 28 PC DOCKET ARRIVED PRE-POSTPONED — AND STAYS PENDING

PC | July 28, 2026 | Items 2–5 | C14-2025-0051 (Woodward Mixed Use Flats, D3) | C14-2026-0008 (1900 Rosewood Block, D1) | C14-2026-0029 (9807 Middle Fiskville, D4) | SP-2025-0251C (815 W 11th, D9) | Agents of record: Thrower Design LLC (Victoria Haase); Armbrust & Brown, PLLC (Michael J. Whellan); DPR Construction (Stephen Rye); Bleyl Engineering (Jason Rogers) | Docket status: heard July 28 — video posted (Swagit 394722, 28 min); outcomes publish when the record posts

Half this docket asked for time before the meeting started: the postponement memos filed as backup put Woodward Mixed Use Flats (MF-3 → GR-DB90) to August 25 and 1900 Rosewood Block (CS-MU-V-CO-NP → CS-MU-V-DB90-NP) to

September 8 — both DB90 files, both applicant asks. That left two live items: 9807 Middle Fiskville (W/LO-CO-NP and CS-NP → LI-CO-NP, staff-recommended, and the only rezoning on the docket whose agent is a contractor rather than land-use counsel) and 815 W 11th, back for its third setting on the DMU parking-separation waiver. The 28-minute video is posted; the desk scores all four when the record does.

#### THE ALPHA

The DB90 pipeline keeps buying time — and the calendar is where the signal is. Two more DB90 files pushed themselves into late August and September before a single question was asked, which stacks the fall dockets with exactly the contested-density files the summer kept deferring. August 11 already holds Airport & Koenig and Congress Views; August 25 now takes Woodward; September 8 takes Rosewood. If the pattern of this week holds — approval with a trimmed string once a file finally stands for its hearing — the fall is where the DB90 class gets priced. Model the setting dates, not the rhetoric.

### 3. APPROVAL WITH STRINGS — THE WEEK'S QUIET REGIME CHANGE

PC | July 14, 2026 | Item 11 | C14-2026-0014 (Wonsley Grocery & Kitchen), 301/309 E Wonsley Dr, D4 | MF-2-NP → LR-MU-CO-NP | Agent of record: Sohil Maknojia | Result: approved 9-0 with amendments (draft minutes) — and ZAP | July 21 | Item 4 | C14-2026-0044 (Del Valle Food Co-op), 5807 Ross Rd, D2 | SF-6 → LR-CO approved as the staff version (provisional — transcript)

Three files this cycle ended in approval with the use list rewritten on or before the dais. Wonsley cleared unanimously — but with eleven uses converted to conditional and four drive-in accessory uses prohibited outright. The Del Valle Food Co-op site got its commercial zoning, but as LR-CO, the staff counter, with the overlay attached (and a co-op board member speaking in support on the record). And the DB-90 cleared with two uses struck. None of these is a denial; none is a clean grant. The commissions are saying yes to the entitlement and no to pieces of the use string, case by case.

#### THE ALPHA

Underwrite the string, not the district. The operative document in this market is no longer the base zoning category — it is the conditional-overlay exhibit and the use list as amended in the motion. A LR that lands LR-CO, a LR-MU-CO with eleven conditional uses, a DB-90 minus two uses: each is a different pro forma than its headline suggests. When you model an Austin entitlement in this cycle, price the probable trims — drive-ins, off-site parking, late-hour uses are going first — and treat a clean, unamended grant as the upside case, not the base case.

## SECTION 2 — FORWARD DOCKET & STRATEGIC WATCH

### THE COUNCIL HANDOFF, THE AUGUST STACK, AND THE POST-SB 840 WATCH

**THE DB-90 MOVES TO COUNCIL.** With a 6-3 commission recommendation (provisional), C14-2025-0089's next stop is a City Council zoning hearing; the setting was not yet on a posted Council agenda as of this issue. The commission-stage record — three settings, an organized opposition file, a tightened CO — travels with it. We assert no Council outcome ahead of the adopted-ordinance record.

**ZAP RETURNS AUGUST 4; THE AGENDA POSTS ~72 HOURS OUT.** ZAP's first-Tuesday session is next up; no agenda had posted as of this issue (expected on or about August 1). The desk reads it on arrival for carried-over D2/D6 threads and any new DB90 or CO-trade filings.

**THE AUGUST PC STACK IS NOW WRITTEN.** August 11 inherits Airport & Koenig (C14-2025-0115 + NPA) and Congress Views (C14-2025-0096 + NPA, the neighborhood's push); August 25 takes Woodward Mixed Use Flats (C14-2025-0051); September 8 takes 1900 Rosewood Block (C14-2026-0008). Four deferred files, three of them DB90 requests, all with their postponement history on the record — the fall resolution window the summer built.

**THE POST-SB 840 STACK: STILL NO UPTAKE SIGNAL.** 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. The DB90 files still queuing through PC are the tail of the old regime — the first DBC filing, whenever it lands, opens the new one. Filings, not ordinances, are the 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 2026-07-30, certified snapshot 2026-07-27). Approved / Postponed are shares of decided cases. Status is editorial, set against the July 14 PC draft minutes, the July 21 ZAP transcript (provisional), and the July 28 PC / August 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 (32.8% approval of decided across 969 hearings). The record confirmed the tell: <b>both Shady Lane files (NPA-2024-0016.05 &amp; C14-2025-0005) took the applicant's indefinite postponement</b> on July 14 (draft minutes) — hold, rework, return. Woodward Mixed Use Flats (C14-2025-0051, MF-3 → GR-DB90) arrived at July 28 PC already asking for Aug 25. The exception: the South Shore PUD Addition NPA (NPA-2026-0021.02) cleared on consent. |
| D8   | Loop 360 / Westlake / Eanes Creek      | 174        | 45%    | 48%    | YELLOW | <b>The district's live DB-90 test cleared: C14-2025-0089 approved 6-3 at July 21 ZAP (provisional — transcript)</b> , staff rec plus a tightened CO. Three settings, 105 days from first hearing to commission approval, three votes against — in a district that postpones nearly as often as it approves (47.9% vs 45.0%). Council is the next stop; no Council outcome asserted.                                                                                                     |
| D4   | N Central / Airport / N Lamar          | 268        | 51%    | 45%    | YELLOW | The clearance test resolved: <b>Wonsley (C14-2026-0014) approved 9-0 with an 11-use conditional list and 4 drive-in prohibitions</b> (draft minutes) — approval with strings. Airport & Koenig (C14-2025-0115) took its push to Aug 11; Powell Lane Plaza's 5-yr extension cleared 9-0; 9807 Middle Fiskville (C14-2026-0029, → LI-CO) sat on July 28 PC with a live staff rec — outcome when the record posts.                                                                         |
| D9   | Central / N University / E Riverside   | 519        | 43%    | 52%    | YELLOW | Movement on both sides of the ledger: the Speedway pair (NPA-2026-0019.01 + C14-2026-0020) and 6th & Walsh (C14-2025-0003, FAR increase) cleared July 14 on consent (draft minutes), while <b>815 W 11th (SP-2025-0251C) took its neighborhood postponement to July 28</b> — its second setting — and returned to that docket. Outcome when the July 28 record posts.                                                                                                                   |
| D2   | S Congress / Del Valle / Sweetbriar    | 414        | 48%    | 42%    | YELLOW | The CO trade landed as staff wrote it: <b>Del Valle Food Co-op (C14-2026-0044) approved as LR-CO</b> and the Jimmy Clay & Roy Kizer golf courses (C14-2026-0032) locked into P — both provisional (July 21 transcript). Congress Views (C14-2025-0096) took the neighborhood's push to Aug 11 at PC (draft minutes). The overlay, not the base district, keeps carrying the terms.                                                                                                      |
| D1   | NE / E Austin / Airport-MLK            | 720        | 51%    | 39%    | GREEN  | High volume, approval-leaning. The district's live DB90 file — 1900 Rosewood Block (C14-2026-0008, CS-MU-V-CO-NP → CS-MU-V-DB90-NP) — arrived at July 28 PC with an applicant ask to Sep 8; outcome when the record posts.                                                                                                                                                                                                                                                              |

| Dist | Submarket                           | 10-yr<br>hrgs | Appr<br>% | Post<br>% | Status | Evidence & the play                                                                                                                                                                                                          |
|------|-------------------------------------|---------------|-----------|-----------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D10  | NW / Far West                       | 244           | 49%       | 42%       | GREEN  | Routine and clearing. The Rawson Saunders School CUP (SPC-2026-0111AE) approved on consent July 14 (draft minutes).                                                                                                          |
| D7   | N Central / Burnet / N Lamar        | 377           | 50%       | 38%       | GREEN  | Quiet week; no D7 case item on either docket. The approval-leaning baseline holds.                                                                                                                                           |
| D6   | Far NW / Anderson Mill / McNeil     | 149           | 56%       | 36%       | GREEN  | Easiest district by approval rate. The 7221 McNeil cocktail-lounge CUP (SPC-2026-0076A) <b>approved on consent July 21</b> (provisional — transcript).                                                                       |
| 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. 815 W 11th's DMU parking waiver (Downtown Plan Area) is the nearest live downtown test. |

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 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

This was the week the record caught up, and the two dockets it settled tell one story from opposite ends. The July 14 PC minutes show the machine working as designed: seventeen public hearings, ten approvals, seven postponements, and a single pair of split votes — everything else moved 9-0, mostly on consent. The July 21 ZAP transcript shows what happens when a file finally stands and fights: an hour of hearing, a use string negotiated live on the dais, and a 6-3 vote that ends 105 days of calendar management. Between them sits the lesson the desk has been converging on all month — in this market, opposition rarely kills a staff-recommended file; it taxes it, in time and in uses.

Note what the dais would not do: it approved the project, trimmed the string — and then refused to order a bespoke transportation study, on the stated ground that no other case in the city carries one. Read together with Wonsley's eleven-use conditional list, that is a commission drawing its line at case-specific conditions inside the zoning exhibit, not case-specific process outside it. For anyone underwriting a contested file this fall, that distinction is the whole game: the exhibit is negotiable, the process is not.

**What to watch next.** The certified July 21 ZAP minutes, which confirm (or correct) this issue's provisional results; the July 28 PC record, which scores the ledger's four open calls; the Council setting for C14-2025-0089; the August 4 ZAP agenda, ~72 hours out; and the August 11 / 25 / September 8 PC dockets where the deferred DB90 class resolves. **Approval is arriving with strings — underwrite the string.**

— 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 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](https://texasentitlement.com/the-10-year-records.html).