

Sources: **OFFICIAL: August 25, 2026 Planning Commission DRAFT MEETING MINUTES** (City of Austin EDIMS id=480791), posted as Item-01 backup to the September 8 agenda — the city-authored record for every August 25 result in this issue, stating **11-0** on all thirteen hearing items. **Approved on September 8; the approved document has not itself posted, so these results are labeled DRAFT MINUTES and not certified** | official Swagit voice-to-text transcript of the **September 8 Planning Commission** meeting (video 400192), retrieved 2026-09-10, **complete** (6:01–6:07 PM) — **those minutes have not posted, so every September 8 outcome here is provisional — transcript** | September 8, 2026 PC agenda (EDIMS id=480408) | August 18 ZAP approved minutes (id=480450) and the September 1 ZAP transcript (video 399664), both carried in the last issue and now closed into the certified store | ADW entity database, gate-certified recompute (9,250 hearings; verify_publish PASS 2026-09-10; data through 2026-09-08) | ADW prediction ledger | commission calendar (PC 2nd/4th Tuesdays; ZAP 1st/3rd). **The Zoning and Platting Commission did not meet this week.** No outcome below is guessed; no Council outcome is asserted ahead of the adopted-ordinance record.

SEVEN ITEMS, ONE MOTION, SIX MINUTES — THE SEPTEMBER 8 DOCKET RESOLVED EXACTLY AS IT WAS POSTED; AND THE AUGUST 25 RECORD FINALLY STATES ITS COUNTS: 11-0, THIRTEEN TIMES

Last issue this desk printed the September 8 Planning Commission agenda as a forward docket and said, in terms, that no outcome on it was being predicted. The meeting has now been held, and every item resolved exactly as the paper said it would. **All seven hearing items went on a single consent motion, carried without objection, in a meeting that lasted six minutes.** The five posted postponement requests carried. The two items marked staff-Recommended and expected to be heard — **1900 Rosewood Block (C14-2026-0008, D1), a DB90 add, and the Sunridge Condominiums site-plan extension (SP-2017-0484C(XT3), D3)** — were both approved. Three applicants signed up to speak; all three waived their time.

That is worth stating plainly rather than as a boast: the outcome of a Planning Commission hearing in this record is very often knowable from the posted agenda, because the negotiation has already happened. What the commission does at the gavel is ratify it. The value in reading this docket was never in guessing the vote — it was in knowing, on the Thursday before, that five of seven files had already slipped two weeks. Meanwhile the **August 25 record gained its counts:** the draft minutes posted with the September 8 packet and put **11-0** on all thirteen hearing items, converting two issues of provisional outcomes into a city-authored record — including the one genuine merits amendment of that night, a height cap and a use prohibition written onto C14-2026-0048.

EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

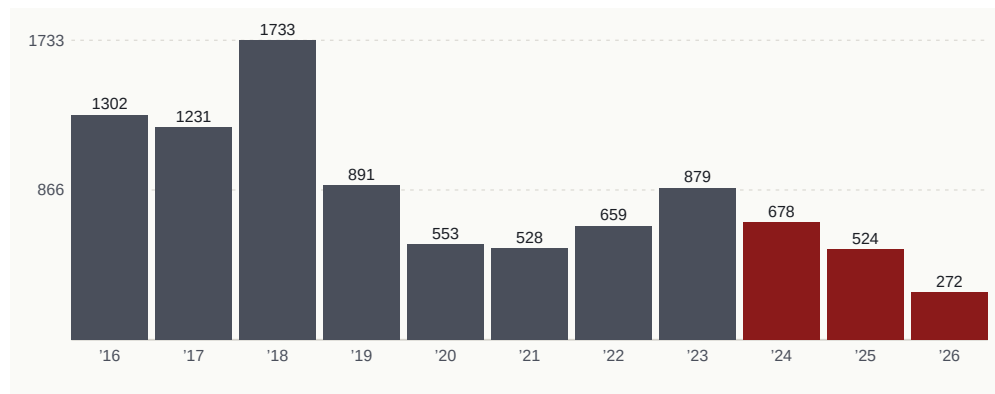
- **The September 8 Planning Commission cleared its entire docket on ONE consent motion** (provisional — transcript; video 400192, complete): Vice Chair Haney moved, Commissioner Maxwell seconded, and all seven hearing items plus the August 25 minutes carried **without objection**. No numeric count was taken and none is printed here. Nothing was pulled for discussion; Commissioner Breton was absent. Gavel to gavel, six minutes.
- **APPROVED: 1900 Rosewood Block (C14-2026-0008, D1)** — CS-MU-V-CO-NP to CS-MU-V-CO-DB90-NP, on staff's recommendation, on consent. A density-bonus add on the east side, taken without a single question from the dais. **The next stop is Council, and this desk asserts no Council outcome.**
- **APPROVED: Sunridge Condominiums (SP-2017-0484C(XT3), D3)** — a five-year site-plan extension to October 26, 2031, staff-recommended, on consent. The third extension on a 2017 site plan; the file is now entitled nine years past its original approval.
- **All five posted postponements carried, every one to September 22:** Airport & Koenig's pair (D4) and 1221 S IH-35's pair (D9) on the applicants' requests, and Woodward (C14-2025-0051, D3) on **staff's** — its second consecutive staff postponement. September 22 is now carrying five files that were meant to be heard on the 8th.
- **The August 25 record now states its counts: 11-0, on every one of thirteen hearing items.** The draft minutes (EDIMS id=480791) posted with the September 8 packet: Commissioner Skidmore's motion, Commissioner Breton's second, Secretary Maxwell absent. Eight items postponed — three of them **indefinitely** (the Congress Views pair, D2, and the 600 E Riverside PUD, D9, on staff's own request with its recommendation still pending) — and five approved. **These are draft minutes, approved on September 8 but not yet posted as approved, so this desk labels them draft**

and not certified.

- **The one merits amendment of August 25: C14-2026-0048 (1801 and 1805 W. 35th Street, D10)**, approved 11-0 as LR-CO-NP **amended** to add a Conditional Overlay prohibiting a service station and capping building height at 39 feet. On a night where twelve of thirteen items moved as filed or slipped, this is the one file where the commission wrote a condition onto the zoning.

- **Watch item, not a result:** the Planning Commission took a quorum check from the dais for an **additional meeting on September 29** to work through business the chair said is “piling up.” It was not on the agenda and it was not confirmed. If it is called, September has three PC sittings rather than two, and the September 22 docket — already carrying five slipped files — is the reason.

- **Data layer.** The certified record holds **9,250 heard hearings, 7,797 agent-attributed**, 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 certified basis MOVED this week, and by exactly what it should have.* Closing the August 25, September 1 and September 8 sittings into the store added eight heard hearings (9,242 to 9,250) and re-derived every rate that depends on them — a week of the record being written down, not a correction to anything previously published. Data through September 8. Every leaderboard and district baseline below traces to it (Drenner Group 920, Armbrust & Brown 734; D3 1,729/32.0%/63.6%, D8 336/48.0%/44.4%, D1 1,350/53.3%/35.9%).



Austin PC + ZAP hearings by year, 2016–2026 (certified). 9,250 hearings across the decade; the 2026 column is the year to date, through September 8. The 2026 column moved this week as the August 25, September 1 and September 8 sittings were written into the store.

THE SCOREBOARD — THE AUGUST 25 RECORD GAINS ITS COUNTS

WHAT THE DRAFT MINUTES SAY, AND WHAT THE SEPTEMBER 8 TRANSCRIPT SAYS

Two tables, two evidentiary grades, labeled on every row. **Table A** is the August 25 Planning Commission record on **draft minutes** (EDIMS id=480791, posted as Item-01 backup to the September 8 agenda) — a city-authored document that states a vote count, which the transcript did not. Every August 25 outcome this desk printed for two issues carried a provisional label; each now carries a count. **It is still not certified:** those minutes were approved on September 8 but the approved document has not itself posted, so the label reads *draft minutes* and not *certified*. **Table B** is September 8 on the **official meeting transcript** — provisional, re-certifying when its minutes post, with no numeric count printed because the meeting took none. The distinction is the product: a reader should never have to ask what kind of record a number came from.

TABLE A — AUGUST 25 PLANNING COMMISSION — DRAFT MINUTES (EDIMS id=480791, 11-0 throughout)

Item	Case	Dist	Agent of record	Result — Aug 25 draft minutes
8	C14-2026-0048 (1801 & 1805 W. 35th Street)	D10	(no agent of record)	APPROVED 11-0, as amended — the applicant's request of LR-CO-NP, amended to add a Conditional Overlay prohibiting a service station and capping building height at 39 feet. The one merits amendment of the night. (<i>draft minutes — not yet approved</i>)

Item	Case	Dist	Agent of record	Result — Aug 25 draft minutes
10/11 /12	C14-2026-0041, C14-2026-0052, C14-80-135(RCT) (Springdale Rd / E MLK)	D1	DuBois, Bryant & Campbell, L.L.P. (David Hartman)	APPROVED 11-0 on consent — staff's recommendations of GR-V-DB90-NP and MF-4-NP, plus termination of the public restrictive covenant on the same tract. Three files, one corridor, one motion. <i>(draft minutes — not yet approved)</i>
13	C14H-2026-0039 (Caldwell House)	D9	(no agent of record)	APPROVED 11-0 on consent — staff's recommendation of SF-3-H-NCCD-NP; historic zoning at 400 West 37th Street. <i>(draft minutes — not yet approved)</i>
2/3 & 9	NPA-2025-0020.04 + C14-2025-0096 (Congress Views); C814-2025-0001 (600 E Riverside PUD)	D2 / D9	Alice Glasco Consulting; Armbrust & Brown, PLLC (R. Suttle)	INDEFINITELY POSTPONED, 11-0 — Congress Views on the applicant's request, the Riverside PUD on staff's, with staff's own recommendation still pending. An indefinite postponement sets no return date. <i>(draft minutes — not yet approved)</i>
6	C14-2025-0051 (Woodward Mixed Use Flats)	D3	Thrower Design LLC (Victoria Haase)	POSTPONED to September 8, 11-0 — on staff's request. It was heard on September 8 and postponed again, to September 22 (Table B). <i>(draft minutes — not yet approved)</i>
4/5, 7, 14	NPA-2026-0009.01 + C14-2026-0028 (Wesley); C14-2026-0016 (Wickersham); C20-2026-008 (SOS)	D1 / D3 / —	(no agent); Land Answers, Inc (Jim Wittliff)	POSTPONED to October 13, 11-0 — the Wesley pair and Wickersham on neighborhood requests, the Barton Springs Zone SOS code amendment on staff's. <i>(draft minutes — not yet approved)</i>

TABLE B — SEPTEMBER 8 PLANNING COMMISSION — RESULTS (provisional — transcript)

Item	Case	Dist	Agent of record	Result — Sep 8 transcript
6	C14-2026-0008 (1900 Rosewood Block)	D1	Armbrust & Brown, PLLC (Michael J. Whellan)	APPROVED on consent — CS-MU-V-CO-NP to CS-MU-V-CO-DB90-NP, staff-recommended. The applicant waived his time. No numeric count was taken and none is printed. Next stop is Council; no Council outcome is asserted. <i>(provisional — transcript)</i>
8	SP-2017-0484C(XT3) (Sunridge Condominiums)	D3	Leah Bojo, Drenner Group, PC	APPROVED on consent — five-year site-plan extension (October 26, 2026 to October 26, 2031), staff-recommended. Applicant waived time. <i>(provisional — transcript)</i>
2/3	NPA-2025-0018.02 + C14-2025-0115 (Airport & Koenig MF)	D4	DuBois, Bryant & Campbell, L.L.P. (David Hartman)	POSTPONED to September 22 — the applicant's posted request, carried on consent. The certified store now holds 5 settings on this file, every one of them postponed, and not one a merits vote. <i>(provisional — transcript)</i>
4/5	NPA-2026-0021.03 + C14-2026-0040 (1221 S IH-35)	D9	Husch Blackwell, LLP (Lindsey Walker)	POSTPONED to September 22 — the applicant's posted request, carried on consent. <i>(provisional — transcript)</i>
7	C14-2025-0051 (Woodward Mixed Use Flats)	D3	Thrower Design LLC (Victoria Haase)	POSTPONED to September 22 — staff's request, the second consecutive staff postponement on this file. The store holds 10 settings on it since October 28, 2025, not one of them a merits vote. The applicant waived her time. <i>(provisional — transcript)</i>

THE DESK'S OWN CALLS — SEVEN LOGGED BEFORE THE GAVEL, SEVEN WRONG

The desk logged a call on every item of the September 8 docket, and the docket went the other way on all seven. All seven were written to the ledger on September 7 at 12:47 — a day before the 6:01 PM gavel — on the cold base-rate prior (model v5.0c, $p = 0.2895$, which is a call of *not* cleared on consent at first decision). Every one of the seven cleared on the consent agenda. **Provisionally, against the transcript, that is nought for seven.** The desk publishes that in the same table it would publish a hit in, and it is the second consecutive week the cold prior has been beaten by the simplest possible rule: on this commission, a posted position usually holds.

What the ledger will and will not score, stated in advance rather than after the fact. These seven re-score when the certified store carries the September 8 record. Several will not score at all: the ledger keys every call to its case's *first decided hearing*, and for the files

with a long postponement string — Airport & Koenig and Woodward among them — that hearing predates the call, so those rows stay **open** by the same rule that left Circle C unscored last issue. Saying so now is the point; a scoring rule that is explained only when it flatters the score is not a scoring rule. Across the ledger's 12 scored calls to date the model runs a Brier score of **0.4346** at **16.7%** accuracy against an observed consent rate of **83.3%** — which is to say the cold prior is, so far, worse than assuming everything clears. It is published here because it is being measured, not because it is good.

SECTION 1 — THE WATCH LIST

A DOCKET THAT RATIFIED ITSELF, A DB90 THAT LANDED WITHOUT A QUESTION, AND AUGUST 25 GETTING ITS NUMBERS

1. SEVEN ITEMS, ONE MOTION, SIX MINUTES — THE SEPTEMBER 8 DOCKET RESOLVED EXACTLY AS POSTED

PC | September 8, 2026 | Items 2–8 | All seven hearing items disposed on a single consent motion — Vice Chair Haney moved, Commissioner Maxwell seconded, carried WITHOUT OBJECTION, no numeric count taken | Commissioner Breton absent | Three applicants signed up to speak; all three waived their time; nothing pulled for discussion | Source: official Swagit transcript video 400192 (complete, 6:01–6:07 PM), retrieved 2026-09-10; agenda EDIMS id=480408 (provisional — transcript)

Last issue printed this docket as paper and refused to call it. It is now the record, and the paper was the record all along: **the five posted postponement requests carried, and the two items marked staff-Recommended were approved.** Six minutes, gavel to gavel, for a sheet that included a density-bonus rezoning, a five-year site-plan extension and four files sliding two weeks. This desk does not present that as a successful prediction — it logged the opposite call on all seven items, and says so in the accountability note above.

The honest reading is structural rather than clever. **By the time an item reaches this commission's consent agenda, the negotiation has already happened** — between applicant and staff, between applicant and neighborhood, and on the postponement calendar. What happens at 6:01 PM is ratification. The intelligence in a posted agenda is therefore not in guessing the vote; it is in reading, on the Thursday before, which files have already conceded time and which have not.

THE ALPHA

Price the agenda, not the meeting. On this record the posted position on a Planning Commission item is a far better predictor of the disposition than any model this desk currently runs — the cold prior went nought for seven on a night where simply reading the backup would have gone seven for seven. For an underwriting desk that means the decision-useful moment is the agenda posting, roughly a week ahead of the hearing, and the decision-useful question is whether the backup carries a postponement request, a staff recommendation, or neither. A file with a staff recommendation and no posted opposition is, in this room, close to done. A file with neither is the only one worth watching live.

2. A DB90 ADD CLEARS ON CONSENT WITH NO QUESTION FROM THE DAIS

PC | September 8, 2026 | Item 6 | C14-2026-0008 | 1900 Rosewood Block, D1 | Request: CS-MU-V-CO-NP to CS-MU-V-CO-DB90-NP | Staff Rec: Recommended | Agent of record: Armbrust & Brown, PLLC (Michael J. Whellan) | Applicant waived his speaking time | Source: official Swagit transcript video 400192 (complete), retrieved 2026-09-10 (provisional — transcript) | Case page: texasentitlement.com/case/c14-2026-0008.html

The density-bonus overlay went onto the block on the consent agenda, on staff's recommendation, with the applicant declining his own two minutes and no commissioner asking a question. **The next stop is Council, and this desk asserts no Council outcome ahead of the adopted-ordinance record.**

THE ALPHA

A DB90 add that draws no question at commission is a data point about the framework, not just the block. In D1 — 1,350 decade hearings, 53.3% of decided approved against 35.9% postponed, the friendliest big district in the city — the density-bonus conversion is now routine enough to travel on consent. Contrast that with D3, where the city's first DBC-30 request (C14-2025-0051) has been on a docket roughly monthly for ten months without a merits vote. The framework is not uniformly hard; it is hard *somewhere specific*. Underwrite the district's appetite for the bonus, not the bonus.

3. AUGUST 25 GETS ITS NUMBERS — 11-0, THIRTEEN TIMES, AND ONE REAL AMENDMENT

PC | August 25, 2026 | Items 2–14 | DRAFT MEETING MINUTES, EDIMS id=480791, posted as Item-01 backup to the September 8 agenda | All thirteen hearing items disposed on the consent agenda, Commissioner Skidmore's motion, Commissioner Breton's second, **11-0**, Secretary Maxwell absent | Approved at the September 8 meeting; the approved document has not itself posted (draft minutes — not yet approved)

For two issues every August 25 outcome this desk printed carried a provisional label, because the minutes had not posted and the transcript stated no count. The draft minutes now supply one, and it is the same count thirteen times over. **Five approvals, eight postponements — three of them indefinite.** The label moves from *provisional* — *transcript* to *draft minutes*, and deliberately no further: these minutes were approved on September 8, but until the approved document posts, this desk will not call them certified. That distinction is the product, and it is the reason the Scoreboard carries three grades rather than two.

The one genuine merits amendment was C14-2026-0048 (1801 and 1805 W. 35th Street, D10): the applicant's request of LR-CO-NP, approved 11-0 as *amended* to add a Conditional Overlay prohibiting a service station and capping building height at 39 feet. On a night when twelve of thirteen items either moved as filed or slid, this is the single file where the commission wrote a condition onto the zoning.

THE ALPHA

Note where the amendment happened: D10 — 455 decade hearings, 52.9% of decided approved — a low-volume, high-approval district, and the condition was a height cap and a use prohibition, i.e. the cheap concessions. That is what a negotiated approval looks like when it works: the applicant gives up a use nobody was going to build and a storey nobody was going to finance, and takes the entitlement. Read the Conditional Overlay as the price of consent, and read a file that cannot find one — Congress Views and the 600 E Riverside PUD, both indefinitely postponed the same night — as one where the parties have not yet found a concession cheap enough to offer.

4. THREE FILES GO INDEFINITE, FIVE MORE PILE ONTO SEPTEMBER 22, AND THE COMMISSION FLOATS AN EXTRA NIGHT

PC | August 25 & September 8, 2026 | Indefinite: NPA-2025-0020.04 + C14-2025-0096 (Congress Views, D2, applicant's request) and C814-2025-0001 (600 E Riverside PUD, D9, staff's request, staff recommendation still pending), all 11-0 | To September 22: NPA-2025-0018.02 + C14-2025-0115 (D4), NPA-2026-0021.03 + C14-2026-0040 (D9), C14-2025-0051 (D3, staff) | To October 13: the Wesley pair (D1), C14-2026-0016 (D3), C20-2026-008 (Barton Springs Zone SOS) | Sources: draft minutes id=480791; transcript video 400192

An indefinite postponement is not a long postponement — it sets no return date at all, and the file leaves the calendar until somebody re-notices it. Three of them landed on one night, two on the applicant's own paper and one on staff's with staff's recommendation still unwritten. Meanwhile **September 22 now carries five files that were meant to be heard on the 8th**, on top of whatever it was already holding.

Watch item, explicitly not a result: from the dais the chair took a quorum check for an **additional Planning Commission meeting on September 29**, to work through business she described as piling up. It was not on the agenda, one commissioner was uncertain, and nothing was confirmed. This desk records that the check was taken and nothing more.

THE ALPHA

Calendar congestion is a pricing signal and it is currently rising. Five files slid into September 22, three sit on October 13, three more have no date at all, and the commission is asking itself whether it needs a third September sitting. For a file entering this queue now, the base case is not the next posted date — it is the one after. The clearest instrument on the sheet remains D3's 1,729 decade hearings at 32.0% approved and 63.6% postponed: the hardest room in the city is hard in *calendar* before it is hard in votes. Underwrite carry, and treat an indefinite postponement as an option with no expiry date written on it — which is a cost to whoever is paying interest, and a free option to whoever is not.

SECTION 2 — FORWARD DOCKET & STRATEGIC WATCH

SEPTEMBER 22 INHERITS FIVE, A THIRD SEPTEMBER SITTING IS FLOATED, AND THREE COUNCIL HANDOFFS STAY UNSET

PC, SEPTEMBER 22 — NOW CARRYING FIVE INHERITED FILES. The postponements granted on September 8 all name it: the Airport & Koenig plan-amendment/rezoning pair (D4), the 1221 S IH-35 pair (D9), and Woodward's DBC-30 conversion (D3) on staff's request. Whatever that agenda was already holding, it now also holds the fall's contested density stack. The agenda posts roughly a week ahead; on this record that posting is the decision-useful moment.

PC, SEPTEMBER 29 — FLOATED FROM THE DAIS, NOT CONFIRMED. The chair took a quorum check for an additional meeting on the 29th to clear accumulating business. It was not an agenda item and no decision was taken. If it is called, September runs three PC sittings instead of two (provisional — transcript).

ZAP, SEPTEMBER 15 — NOT YET POSTED. The first-and-third cadence puts the next ZAP meeting on September 15; no agenda has posted in the sources this desk reads. The transportation-plan discussion was pushed to **October** from the dais on September 1 because the chair will be absent (provisional — transcript).

OCTOBER 13 — STILL HOLDS THREE, NOW ON DRAFT MINUTES. The Wesley pair (D1), Wickersham Retail (C14-2026-0016, D3) and the Barton Springs Zone SOS amendment (C20-2026-008) remain parked there from August 25 — each now carrying an 11-0 count from the draft minutes rather than a transcript reading. Nothing this week moved them.

NO DATE AT ALL — THREE FILES. The Congress Views pair (NPA-2025-0020.04 + C14-2025-0096, D2) and the 600 E Riverside PUD (C814-2025-0001, D9) were indefinitely postponed 11-0 on August 25. They return only on a re-notice. The watch is the re-notice class, not a date — and for the PUD, the still-unwritten staff recommendation.

THREE COUNCIL HANDOFFS, NONE YET SET. 815 W 11th (SP-2025-0251C, no recommendation), C14-2025-0089 (6-3 recommendation), and C14-2025-0064 (Circle C, 6-1 recommendation, certified). **1900 Rosewood Block (C14-2026-0008) now joins the queue** on this week's consent approval. None shows a posted Council setting in the sources this desk reads. We assert no Council outcome ahead of the adopted-ordinance record; a commission recommendation is an input to Council, not a result from it.

THE POST-SB 840 WATCH. The DB90 tail printed this week and printed easily: 1900 Rosewood cleared on consent with no question asked. The first DBC-designated request took its second consecutive staff postponement and has still never been heard on the merits. That divergence — DB90 routine, DBC untested — is the framework story. DDB participation filings: none surfaced this week. Filings, not ordinances, remain the signal class.

THE RECORD-POSTING WATCH. Three postings are outstanding. **August 25 PC** moved this week from transcript to **draft minutes** and converts fully when the approved document posts — it was approved on September 8, so that posting is expected with a later packet. **September 1 ZAP** and **September 8 PC** both remain transcript-only. Each converts the moment its minutes are approved and posted, exactly as August 18 converted last week.

SECTION 3 — DISTRICT FRICTION INDEX

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

Ten-year baselines (2016–September 2026) trace to the ADW certified Districts & Submarkets recompute (9,250 hearings; gate-passed 2026-09-10, data through 2026-09-08). **The baselines MOVED this week**, because the August 25, September 1 and September 8 sittings were written into the certified store: eight heard hearings were added (9,242 to 9,250) and every rate that depends on them was re-derived. That is the record being written down, not a correction to anything previously published. They remain not comparable to figures printed before the August 25 decade backfill. Approved / Postponed are shares of decided cases; a count is a floor, a rate is an estimate over the held sample. Status is editorial, set against the August 25 draft minutes and the September 8 transcript (provisional).

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D1	NE / E Austin / Airport-MLK	1,350	53%	36%	GREEN	1900 Rosewood Block (C14-2026-0008) is APPROVED on consent — CS-MU-V-CO-NP to CS-MU-V-CO-DB90-NP, staff-recommended, no questions from the dais (provisional — transcript). The district's DB90 print lands. The Springdale/E MLK cluster (C14-2026-0041, C14-2026-0052, C14-80-135(RCT)) cleared 11-0 on the August 25 draft minutes. Next stop for Rosewood is Council; no Council outcome is asserted.
D3	E Riverside / Govalle / Johnston Terr.	1,729	32%	64%	RED	Woodward's DBC-30 conversion took its second consecutive STAFF postponement , to September 22 — carried on consent. The certified store now holds 10 settings on that file since October 28, 2025 and not one merits vote among them. Sunridge (SP-2017-0484C(XT3)) cleared its five-year extension the same night. Wickersham (C14-2026-0016) is parked to October 13 on the neighborhood's ask, 11-0. The city's hardest room.
D4	N Central / Airport / N Lamar	463	50%	47%	YELLOW	Airport & Koenig (NPA-2025-0018.02 + C14-2025-0115) postponed to September 22 on the applicant's own request — now 5 settings on the file, every one postponed, not one a merits vote. The string, not the recommendation, is the file.
D9	Central / N University / E Riverside	911	48%	46%	YELLOW	1221 S IH-35 (NPA-2026-0021.03 + C14-2026-0040) postponed to September 22 on the applicant's request. The 600 E Riverside PUD (C814-2025-0001) was INDEFINITELY POSTPONED 11-0 on August 25 — staff's own request, with staff's recommendation still pending. The Caldwell House (C14H-2026-0039) took historic zoning 11-0 the same night. Cluster in-flux.
D2	S Congress / Del Valle / Sweetbriar	864	49%	42%	YELLOW	The Congress Views pair (NPA-2025-0020.04 + C14-2025-0096) is INDEFINITELY POSTPONED 11-0 on the applicant's request — now on the August 25 draft minutes rather than a transcript reading. An indefinite postponement sets no return date; the watch is the re-notice, not a date.
D10	NW / Far West	455	53%	40%	GREEN	1801 and 1805 W. 35th Street (C14-2026-0048) is APPROVED 11-0 as amended on the August 25 draft minutes — LR-CO-NP with a Conditional Overlay prohibiting a service station and a 39-foot height cap. The one file all month where the commission wrote a condition onto the zoning.
D8	Loop 360 / Westlake / Eanes Creek	336	48%	44%	GREEN	Quiet week; no D8 file on the September 8 docket. Circle C Tract 110 (C14-2025-0064) is now closed into the certified store at approved 6-1 — 5 settings on that file, ending in a recommendation. Next stop is Council; no Council outcome is asserted. The 6-3 at 1120/1122 S Capital of Texas Hwy (C14-2025-0089) still shows no posted Council setting.
D7	N Central / Burnet / N Lamar	703	53%	37%	GREEN	Quiet week; no D7 file on the September 8 docket. SP-2026-0221D's 20-foot cut/fill variances remain certified approved 6-0 on the August 18 minutes, conditions intact.
D6	Far NW / Anderson Mill / McNeil	306	57%	34%	GREEN	Quiet week; no D6 file on either posting. Baseline holds.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D5	SW Austin / IH-35 / Ben White	517	59%	32%	GREEN	Quiet week. The city's highest-approval decade baseline. The Barton Springs Zone SOS code amendment (C20-2026-008), which reaches this watershed, is parked to October 13 on staff's ask.
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: JEFFREY HOWARD

83 10-yr hearings	40.3% Approval (decided)	59.7% Postponement	0 Recent (2024+)	D3 / D9 Concentration
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From the certified 10-year Planning Commission and Zoning & Platting record (D6(28); D3(24); D1(7) 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.

This was the week the desk was wrong about everything that mattered and the discipline still held. Seven calls went into the ledger a day before the September 8 gavel; all seven items went the other way. That is published above, in the same table a good week would be published in, because a scoreboard that only appears after a hit is advertising. The model is a cold base rate with twelve scored calls behind it, and it is currently worse than assuming everything clears. It is printed because it is being measured.

The useful finding is the one underneath the misses. **The September 8 docket resolved exactly as its posted paper said it would** — five postponement requests granted, two staff-recommended files approved, in six minutes, with three applicants declining to speak. On this commission the negotiation is finished before the meeting starts, and the meeting ratifies it. That is not a cynical reading; it is a reading that tells a desk exactly where to spend its attention: on the agenda posting a week out, not on the hearing. Everything decision-useful about September 8 was knowable on September 4.

The second finding is about evidence grade rather than outcome. August 25 moved this week from *provisional* — *transcript to draft minutes* — a city-authored document that supplies the 11-0 the transcript never stated — and this desk still declines to call it certified, because the approved version has not posted. Holding a third label rather than rounding up to the second is the whole business. A reader who cannot tell which kind of record a number came from is holding a number they cannot underwrite.

What to watch next. The September 22 agenda when it posts, now carrying five inherited files, and whether the floated September 29 sitting is actually called; a re-notice on either of the three indefinitely postponed files, and the still-unwritten staff recommendation on the 600 E Riverside PUD; whether Woodward's DBC-30 conversion is finally heard on the merits after ten months and no merits vote; a Council setting for any of the four handoffs now waiting, 1900 Rosewood included; the September 15 ZAP agenda; and the approved minutes for August 25, September 1 and September 8, each of which converts a label in this issue. **The agenda 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 — 9,250 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

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