

Sources: OFFICIAL: August 18, 2026 Zoning and Platting Commission APPROVED MINUTES (City of Austin EDIMS id=480450), approved at the September 1 meeting on a 9-0 vote — the certified record for every August 18 result in this issue | official Swagit voice-to-text transcript of the September 1 ZAP meeting (video 399664), retrieved 2026-09-03, **complete** (6:00–6:06 PM) — **the September 1 minutes have not posted, so every September 1 outcome here is provisional — transcript** | September 1, 2026 ZAP agenda (EDIMS id=479962) + Indian Hills staff report (id=479963) | **September 8, 2026 Planning Commission agenda** (EDIMS id=480408) and its posted backup — a forward docket, printed as a docket: no outcome on it is asserted or predicted | August 25, 2026 PC record as carried last issue (Swagit video 399059; those minutes have still not posted) | ADW entity database, gate-certified recompute (9,242 hearings; verify_publish PASS 2026-09-03; certified snapshot 2026-08-27, data through 2026-08-25) | ADW prediction ledger | commission calendar (PC 2nd/4th Tuesdays; ZAP 1st/3rd). **The Planning Commission did not meet this week.** No outcome below is guessed; no Council outcome is asserted ahead of the adopted-ordinance record.

THE RECORD CLOSES ON CIRCLE C — APPROVED 6-1 ON THE OFFICIAL MINUTES, FIVE SETTINGS IN; ZAP CLEARS SEPTEMBER 1 IN SIX MINUTES AND DISSOLVES ITS OWN RESTRUCTURE WORKING GROUP; AND SEPTEMBER 8 POSTS FIVE POSTPONEMENTS OUT OF SEVEN

Two issues ago this desk wrote that the Circle C disposition sat past the edge of a truncated transcript and would print when the record posted. It has printed. The August 18 Zoning and Platting minutes were approved at the September 1 meeting on a 9-0 vote and are now the official record: **C14-2025-0064, Circle C Tract 110, approved 6-1** on staff's recommendation, with all previous overlays carried onto the newly added second tract, after the public hearing was closed 7-0. Five settings, a rescinded postponement request, a contested access point — and one line in a set of minutes settles it. This issue carries it with no provisional label and no hedging, which is the whole point of waiting.

The rest of the week was quiet in the way that matters. ZAP met September 1 for six minutes, entirely on consent. The Planning Commission did not meet at all. And the September 8 forward docket posted with seven hearing items, five of which already carry a request to move to September 22 — a settlement session that has slid two weeks before anyone sat down. The one genuinely structural fact of the week was not a case at all: the commission dissolved its own Land Use Commissions Roles and Responsibilities Working Group.

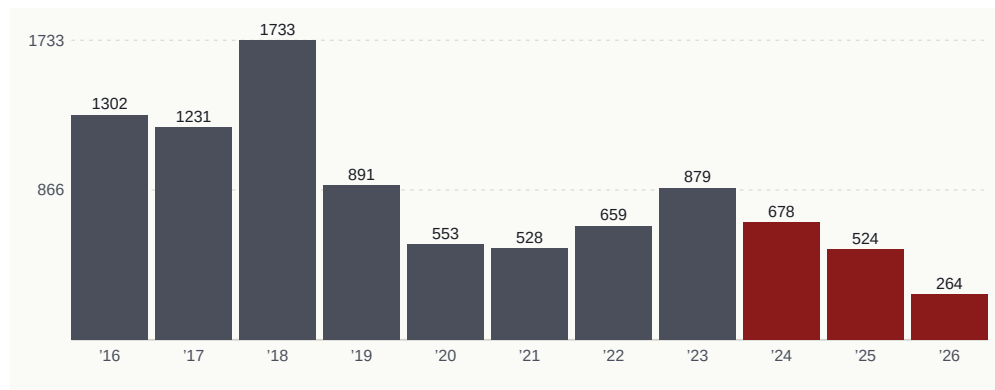
EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

- **CERTIFIED: Circle C Tract 110 (C14-2025-0064, D8) was APPROVED 6-1 on August 18** — staff's recommendation, to include all previous overlays to add Tract 2; the motion carried on Commissioner Osta Lugo's motion and Commissioner Cortes' second, with Vice Chair Greenberg voting nay, four commissioners absent. The public hearing had closed 7-0. This is the approved-minutes record (EDIMS id=480450), not a transcript reading. **The next stop is Council, and this desk asserts no Council outcome.**
- **The same minutes certify the rest of August 18:** the 20-foot cut/fill variances at 3900 W Howard Lane (SP-2026-0221D, D7) approved 6-0 on consent, and the July 21 and August 4 ZAP minutes approved 6-0. Every provisional label this desk put on an August 18 result now converts to the certified record.
- **ZAP September 1 ran six minutes and was entirely consent** (provisional — transcript; video 399664, complete): the August 18 minutes approved 9-0, and SP-2021-0395C(XT2) (Indian Hills Multifamily Phase 1, D1) took its **second** site-plan extension — five years, to March 11, 2032, staff-recommended, unanimous. The transcript states no numeric count for the consent motion and none is printed here.
- **The ZAP-side commission-restructure effort is over.** The Land Use Commissions Roles and Responsibilities Working Group — the ZAP vehicle for Resolution No. 20241212-133 — was **dissolved unanimously** after its sponsor reported that the Planning Commission had no interest in the group's product and preferred to work from the City Clerk's forthcoming proposed revisions. The document to watch on commission structure is now the Clerk's draft, not a ZAP work product.
- **The Planning Commission did not meet this week; September 8 posted heavy and already parked.** Seven hearing items, **five carrying posted postponement requests to September 22** — Airport & Koenig's pair (D4) and 1221 S IH-35's pair (D9) on the applicants' asks, and Woodward (C14-2025-0051, D3) on staff's, its second consecutive staff

postponement. Two are staff-Recommended and expected to be heard: **1900 Rosewood Block (C14-2026-0008, D1)**, a **DB90 add**, and the Sunridge Condominiums five-year site-plan extension (SP-2017-0484C(XT3), D3). **No outcome is predicted for any of them.**

• **Data layer.** The certified record holds **9,242 heard hearings, 7,789 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 is unchanged from last issue, and provably so:* the input snapshot named in the provenance record is byte-identical (sha256-verified during this build) to the one that produced the August 27 certification, so no recompute has landed and none would move a figure. Data through August 25. Every leaderboard and district baseline below traces to it (Drenner Group 919, Armbrust & Brown 733; D3 1,727/32.0%/63.6%, D8 336/47.9%/44.6%, D1 1,348/53.2%/35.9%).



Austin PC + ZAP hearings by year, 2016–2026 (certified). 9,242 hearings across the decade; the 2026 column is the year to date, through August 25. Unchanged from last issue — the certified snapshot behind it is byte-identical.

THE SCOREBOARD — THE AUGUST 18 RECORD CERTIFIES

WHAT THE APPROVED MINUTES SAY, WHAT THE TRANSCRIPT SAYS, AND WHAT IS ONLY POSTED

Three tables, three evidentiary grades, labeled as such on every row. **Table A** is the August 18 ZAP record on **approved minutes** — certified, vote counts stated because the document states them. **Table B** is September 1 on the **official meeting transcript** — provisional, re-certifying when those minutes post, with no numeric count printed because the transcript states none. **Table C** is the September 8 **forward docket** — posted positions only. Nothing in Table C is a result, and the desk logged no pre-hearing calls on that docket, so nothing in it is scored or predicted.

TABLE A — AUGUST 18 ZONING AND PLATTING — CERTIFIED (approved minutes, EDIMS id=480450)

Item	Case	Dist	Agent of record	Result — Aug 18 approved minutes
2	C14-2025-0064 (Circle C Tract 110)	D8	Drenner Group PC (Amanda Swor)	APPROVED 6-1 — staff's recommendation, to include all previous overlays to add Tract 2. Public hearing closed 7-0 beforehand. Vice Chair Greenberg voted nay. <i>(certified — approved minutes)</i>
3	SP-2026-0221D (ESP — Great Wave)	D7	Gray Construction (John Dailey)	Approved 6-0 — the 20-ft cut and 20-ft fill variances, on the consent agenda. Converts last issue's provisional label. <i>(certified — approved minutes)</i>
1	(minutes — Jul 21 + Aug 4 ZAP)	—	(commission business)	Approved 6-0 — on the consent agenda. The July 21 and August 4 records are now approved. <i>(certified — approved minutes)</i>

TABLE B — SEPTEMBER 1 ZONING AND PLATTING — SCORED (provisional — transcript)

Item	Case	Dist	Agent of record	Result — Sep 1 transcript
2	SP-2021-0395C(XT2) (Indian Hills MF Phase 1)	D1	360 Professional Services, Inc. (Scott Foster, PE)	Approved on consent, unanimous — second site-plan extension, five years (March 11, 2027 to March 11, 2032), staff-recommended. No numeric count is stated in the transcript. <i>(provisional — transcript)</i>

Item	Case	Dist	Agent of record	Result — Sep 1 transcript
1	(minutes — Aug 18 ZAP)	—	(commission business)	Approved 9-0 — on the consent agenda; the count is from the approved minutes document itself. This is the posting that certified Circle C. (<i>certified — the minutes state their own approval</i>)
7	(Land Use Commissions Roles & Responsibilities Working Group)	—	(commission business)	DISSOLVED, unanimously — moved and seconded from the dais after the sponsor reported PC had no interest in the group's product. (<i>provisional — transcript</i>)

TABLE C — SEPTEMBER 8 PLANNING COMMISSION — FORWARD DOCKET (no outcomes)

Item	Case	Dist	Agent of record	Posted position — Sep 8 agenda (no outcome)
2/3	NPA-2025-0018.02 + C14-2025-0115 (Airport & Koenig MF)	D4	DuBois, Bryant & Campbell, L.L.P. (David Hartman)	Applicant postponement request to Sep 22 — posted with the agenda. The certified store holds 4 prior settings on this file, every one of them postponed. (<i>forward docket — not heard</i>)
4/5	NPA-2026-0021.03 + C14-2026-0040 (1221 S IH-35)	D9	Husch Blackwell, LLP (Lindsey Walker)	Applicant postponement request to Sep 22 — posted with the agenda. (<i>forward docket — not heard</i>)
6	C14-2026-0008 (1900 Rosewood Block)	D1	Armbrust & Brown, PLLC (Michael J. Whellan)	Staff Rec.: Recommended — CS-MU-V-CO-NP to CS-MU-V-CO-DB90-NP; expected to be heard. (<i>forward docket — not heard</i>)
7	C14-2025-0051 (Woodward Mixed Use Flats)	D3	Thrower Design LLC (Victoria Haase)	Staff postponement request to Sep 22 — the second consecutive staff postponement on this file: the certified store already holds 9 settings on it since October 28, 2025, not one of them a merits vote. (<i>forward docket — not heard</i>)
8	SP-2017-0484C(XT3) (Sunridge Condominiums)	D3	Leah Bojo, Drenner Group, PC	Staff Rec.: Recommended — five-year site-plan extension (October 26, 2026 to October 26, 2031); expected to be heard. (<i>forward docket — not heard</i>)

THE DESK'S OWN CALLS — ONE MISS, AND ONE CALL THE LEDGER CANNOT SCORE

The September 1 call missed. The desk logged one pre-hearing call on the September 1 ZAP docket — SP-2021-0395C(XT2), logged August 31 at 13:20, before the 6:00 PM gavel, on the cold base-rate prior (model v5.0c, p = 0.2895, which is a call of *not* cleared at first decision). The item cleared on consent. **The call is wrong** — provisionally, against the transcript; it re-scores in the ledger when the certified store carries the September 1 record. A routine staff-recommended site-plan extension is exactly the shape the cold base rate is worst at, and this desk publishes its misses in the same table as its hits.

Circle C is reported, not scored — and the reason is worth stating. The only call the ledger holds on C14-2025-0064 was logged August 3 for the **August 4** setting; August 4 postponed the file, and no pre-hearing call was logged for the August 18 setting at which it was decided. The ledger's own scorer keys each call to the case's *first decided hearing*, which for this file was October 21, 2025 — before the call existed — so the row stays **open** and unscored by design rather than being retro-fitted to an outcome it never forecast. The disposition above is therefore certified reporting, not accountability scoring, and it is labeled that way rather than counted as a hit. Case and district pages are live at texasentitlement.com/case/c14-2025-0064.html and [/district/d8.html](https://texasentitlement.com/district/d8.html).

SECTION 1 — THE WATCH LIST

ONE FILE SETTLES, ONE COMMISSION SHRINKS ITS OWN AGENDA, AND A SEPTEMBER DOCKET PARKS ITSELF

1. THE RECORD CLOSES ON CIRCLE C — APPROVED 6-1, FIVE SETTINGS IN, WITH THE OVERLAYS CARRIED

ZAP | August 18, 2026 | Item 2 | C14-2025-0064 | 11010 1/2 S Mopac Expy SB, D8 (Slaughter Creek) | Request as printed: CS-MU-CO to CS-MU-CO (Tract 1 conditions) and GO-MU-CO to GO-MU-CO (Tract 2 conditions) | Staff Rec: Recommended | Agent of record: Drenner Group PC (Amanda Swor) | Owner: Circle C Land, L.P. (Erin D. Pickens) | Source: ZAP August 18, 2026 APPROVED MINUTES, EDIMS id=480450, approved 9-0 on September 1 | Case page: texasentitlement.com/case/c14-2025-0064.html

The arc this desk has carried since the summer ends here. The October 6 postponement ask, the applicant's decline, the rescission at 12:26 PM on hearing day, the fifth setting, the long roster for and against the access point near the elementary school, the closed hearing that the truncated transcript reached and then stopped short of — all of it resolves into two sentences in the approved minutes. **The public hearing was closed on a 7-0 vote. The motion to approve staff's recommendation, to include all previous overlays to add Tract 2, carried 6-1,** on Commissioner Osta Lugo's motion and Commissioner Cortes' second, with Vice Chair Greenberg voting nay and four commissioners absent.

Read the disposition precisely, because the precision is the product. This was not a bare approval of the request as filed: it is staff's recommendation *plus* an instruction that the previous overlays travel onto the second tract that was added to the file. The conditions the site already carried follow the land into the new acreage rather than being renegotiated on it. That is a condition-preserving approval, and on a file whose whole fight was about what the second tract would be allowed to do, it is the substance of the outcome, not a footnote to it.

THE ALPHA

Five settings, one dissent, and the overlays carried. The lesson this file teaches an underwriting desk is that in D8 — 336 decade hearings, 47.9% of decided approved against 44.6% postponed — the price of a contested approval is paid in *calendar* first and *conditions* second, and this file paid both in full. Model the string, not the recommendation: staff recommended this file at settings that did not approve it. The next reading is the Council setting, which is not posted; **we assert no Council outcome ahead of the adopted-ordinance record**, and a 6-1 out of a commission is a recommendation, not an ordinance.

2. SIX MINUTES, ALL CONSENT — AND A SECOND EXTENSION THAT SAYS MORE THAN THE VOTE

ZAP | September 1, 2026 | Item 2 | SP-2021-0395C(XT2) | 11900 Decker Lake Rd, D1 (Decker Creek) | Request: second site-plan extension, five years (March 11, 2027 to March 11, 2032) | Staff Rec: Recommended | Agent of record: 360 Professional Services, Inc. (Scott Foster, PE) | Owner: Club Deal 116 Indian Hills TX LP | Source: official Swagit transcript video 399664 (complete), retrieved 2026-09-03; agenda id=479962, staff report id=479963 (provisional — transcript)

The whole meeting ran from 6:00 to 6:06 PM: the minutes item, one site-plan extension, both on a single consent motion carried without a stated count, then committee updates and adjournment. On the docket sheet this is nothing. On the ledger it is a data point about entitled-but-unbuilt inventory: **this is the second extension on a 2021 site plan**, and it buys the file until March 2032 — eleven years from original approval to the outer edge of its permission.

THE ALPHA

A second extension, granted on consent with a staff recommendation and no discussion, is the cheapest thing to obtain and the most expensive thing to misread. It tells you the permission is not the constraint — capital is. In D1 (1,348 decade hearings, 53.2% approved, 35.9% postponed) the approval column is not where the friction lives; the friction is between approval and a shovel. When underwriting a D1 site with entitlements in hand, price the extension calendar as an option the market grants routinely, and treat a *second* extension as evidence about the sponsor's capital stack, not about the city's appetite.

3. THE COMMISSION DISSOLVES ITS OWN RESTRUCTURE VEHICLE — AND POINTS AT THE CITY CLERK

ZAP | September 1, 2026 | Item 7 | Land Use Commissions Roles and Responsibilities Working Group (sponsored by Commissioners Fouts, Major, and Osta Lugo) | Charge: evaluate potential changes to the Commission's structure and responsibilities and develop recommendations for City Council under Resolution No. 20241212-133 | Source: official Swagit transcript video 399664 (complete), retrieved 2026-09-03 (provisional — transcript)

The sponsor told the dais he had slowed the group's work because the Planning Commission had shown no interest in what it was producing: per the PC chair, **the City Clerk was coming out with proposed revisions**, and PC preferred to work from those. A motion to dissolve followed immediately, was seconded, drew no discussion beyond the observation that the group can always be reconstituted, and **carried unanimously**. The item comes off the agenda going forward.

This desk has tracked the ZAP/PC jurisdiction question as a live storyline since Resolution 20241212-133, because who hears which case is upstream of every calendar assumption an underwriter makes. The storyline is not over — but the

ZAP-side vehicle for it is. What remains is a document nobody outside the City has read yet.

THE ALPHA

Two commissions were working the same restructure question from opposite ends; one of them just stood down in favour of a City Clerk draft that has not been published. That consolidates the restructure risk into a single unreleased document, and it changes what to watch: not ZAP working group agendas, but the Clerk's proposed revisions and the first PC agenda that takes them up. A boundary change between these two bodies would re-price the calendar for every file class each of them hears — site-plan extensions and platting on one side, the density-bonus and NPA stack on the other. Nothing is decided; the place where it will be decided just moved.

4. SEPTEMBER 8 POSTS SEVEN AND PARKS FIVE — THE SETTLEMENT SESSION SLIDES TO SEPTEMBER 22

PC | September 8, 2026 | Items 2–8 | Forward docket, EDIMS id=480408 | Postponement requests posted as backup for items 2/3 (applicant), 4/5 (applicant) and 7 (staff) | Agents of record: DuBois, Bryant & Campbell, L.L.P. (David Hartman); Husch Blackwell, LLP (Lindsey Walker); Thrower Design LLC (Victoria Haase); Armbrust & Brown, PLLC (Michael J. Whellan); Leah Bojo, Drenner Group, PC | Case pages: texasentitlement.com/case/c14-2026-0008.html, [/case/c14-2025-0051.html](https://texasentitlement.com/case/c14-2025-0051.html), [/case/c14-2025-0115.html](https://texasentitlement.com/case/c14-2025-0115.html)

Last issue called September 8 the settlement session — the date three contested-density files had been directed to from three different districts. The agenda posted, and **five of its seven hearing items arrived carrying a request to be moved again, to September 22**: the Airport & Koenig plan-amendment/rezoning pair (D4) and the 1221 S IH-35 pair (D9) on their applicants' asks, and Woodward's DBC-30 conversion (D3) on staff's — the second consecutive staff postponement on a file the certified store already shows at 9 settings since October 28, 2025. These are posted requests, not dispositions; the dais grants most but not all of them, and this desk prints them as paper.

What is left to be heard on the merits is two staff-**Recommended** files: **1900 Rosewood Block (C14-2026-0008, D1)**, adding DB90 to a CS-MU-V-CO-NP block at Chicon and Rosewood, and the **Sunridge Condominiums five-year site-plan extension (SP-2017-0484C(XT3), D3)**, running an approved 2017 plan to October 26, 2031.

THE ALPHA

A docket that posts seven and parks five is telling you where its pressure is not. The two files left standing are the two with a staff recommendation and no opposition on the posted paper — a DB90 add and an extension — while every contested density file on the sheet asked for two more weeks. Underwrite the string, and the string here is long: the certified store holds **9 settings on the Woodward file since October 28, 2025, and not one merits vote among them** — a file that has been on a docket roughly monthly for ten months without ever being decided, in the hardest room in the city (D3: 1,727 decade hearings, 32.0% of decided approved, 63.6% postponed). It carries the city's first DBC-designated request, so what is unpriced is not just this file but the framework. The pattern to underwrite is not the DBC's difficulty — it is that nobody has yet been willing to find out what it costs. September 22 is the date; treat it as the real settlement session and treat September 8 as a two-item night.

SECTION 2 — FORWARD DOCKET & STRATEGIC WATCH

SEPTEMBER 22 BECOMES THE DATE, OCTOBER 13 STILL HOLDS THREE, AND THREE COUNCIL HANDOFFS STAY UNSET

PC, SEPTEMBER 8 — POSTED, LARGELY PARKED. Seven hearing items (EDIMS id=480408); five carry posted postponement requests to September 22. Expected to be heard: C14-2026-0008 (1900 Rosewood Block, D1, staff Recommended, DB90 add) and SP-2017-0484C(XT3) (Sunridge Condominiums, D3, staff Recommended, five-year extension). The August 25 PC minutes should also come up for approval there — the posting that would convert last issue's thirteen provisional PC labels.

ZAP, SEPTEMBER 15 — NOT YET POSTED. The commission's 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 explicitly pushed to **October** from the dais on September 1, because the chair will be absent at the next meeting (provisional — transcript).

SEPTEMBER 22 — THE NEW PARKING DATE. Five of September 8's seven items are asking for it: two applicant pairs and one staff request. If the dais grants them as posted, September 22 inherits the fall's contested density stack in one sitting.

OCTOBER 13 — STILL HOLDS THREE. The Wesley pair (D1), Wickersham Retail (C14-2026-0016, D3) and the Barton Springs Zone SOS amendment remain parked there from August 25 (provisional — transcript). Nothing this week moved them.

THREE COUNCIL HANDOFFS, NONE YET SET. 815 W 11th (SP-2025-0251C, no recommendation), C14-2025-0089 (6-3 recommendation), and now **C14-2025-0064 (Circle C, 6-1 recommendation, certified)**. 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 posts its next print at 1900 Rosewood on September 8, staff-Recommended. The first DBC-designated request asks for its second staff postponement in a row and has still never been heard on the merits. DDB participation filings: none surfaced this week. Filings, not ordinances, remain the signal class.

THE RECORD-POSTING WATCH. Two meetings this desk has scored provisionally are still waiting on their minutes: **August 25 PC** (thirteen items, one consent motion) and **September 1 ZAP** (this issue's Table B). Each converts the moment its minutes are approved — exactly as August 18 converted this week.

SECTION 3 — DISTRICT FRICTION INDEX

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

Ten-year baselines (2016–August 2026) trace to the ADW certified Districts & Submarkets recompute (9,242 hearings; gate-passed 2026-09-03; certified snapshot 2026-08-27, data through 2026-08-25). **The baselines are UNCHANGED from last issue** — the input snapshot behind them is byte-identical, verified during this build, so these are the same certified figures, not a re-derivation that happened to agree. 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 18 approved minutes, the September 1 transcript (provisional), and the September 8 posted docket.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D8	Loop 360 / Westlake / Eanes Creek	336	48%	45%	GREEN	Circle C Tract 110 (C14-2025-0064) is APPROVED 6-1 on the official minutes — staff's recommendation, all previous overlays carried onto the new Tract 2, the public hearing closed 7-0 at the last of the 5 settings the certified store holds on this file. The status flips on a certified disposition, not on a transcript. 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.
D1	NE / E Austin / Airport-MLK	1,348	53%	36%	GREEN	SP-2021-0395C(XT2) (Indian Hills MF Phase 1) took its second site-plan extension on consent , unanimous, staff-recommended (provisional — transcript) — five more years to March 2032. September 8 posts 1900 Rosewood (C14-2026-0008), a DB90 add on a staff Recommended : the district's next DB90 print.
D3	E Riverside / Govalle / Johnston Terr.	1,727	32%	64%	RED	Woodward's DBC-30 conversion asks for a second consecutive staff postponement , to September 22 — posted paper, not a disposition. The certified store holds 9 settings on that file since October 28, 2025 and not one merits vote among them. Sunridge (SP-2017-0484C(XT3)) posts staff-Recommended for a five-year extension the same night. Wickersham (C14-2026-0016) stays parked to October 13. The city's hardest room.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D4	N Central / Airport / N Lamar	461	50%	46%	YELLOW	Airport & Koenig (NPA-2025-0018.02 + C14-2025-0115) posts an applicant postponement to September 22 — the applicant spending its own calendar again, on a file the certified store already shows postponed at all 4 of its prior settings. The string, not the recommendation, is the file.
D9	Central / N University / E Riverside	909	48%	46%	YELLOW	1221 S IH-35 (NPA-2026-0021.03 + C14-2026-0040) posts an applicant postponement to September 22. The 600 E Riverside PUD (C814-2025-0001) remains indefinitely postponed on staff's ask with the recommendation unwritten; nothing re-posted it this week. Cluster still in-flux.
D2	S Congress / Del Valle / Sweetbriar	864	49%	42%	YELLOW	The Congress Views pair (NPA-2025-0020.04 + C14-2025-0096) stays off the calendar on the applicant's own indefinite papers — no re-notice surfaced this week. The watch is the re-notice class, not a date.
D10	NW / Far West	455	53%	40%	GREEN	Quiet week; no D10 file on either posting. 1801/1805 W 35th (C14-2026-0048) cleared last issue with an applicant-offered 39-ft limit. Baseline holds.
D7	N Central / Burnet / N Lamar	703	53%	37%	GREEN	SP-2026-0221D's 20-foot cut/fill variances are certified approved 6-0 on the August 18 minutes — last issue's provisional converts, conditions intact.
D6	Far NW / Anderson Mill / McNeil	306	57%	34%	GREEN	Quiet week; no D6 file on either posting. Baseline holds.
D5	SW Austin / IH-35 / Ben White	517	59%	32%	GREEN	Quiet week. The city's highest-approval decade baseline.
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: VICTORIA HAASE

147
10-yr hearings

37.5%
Approval (decided)

61.8%
Postponement

81
Recent (2024+)

D3 / D9
Concentration

From the certified 10-year Planning Commission and Zoning & Platting record (D3(54); D9(24); (none)(17) 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.

ANALYST NOTE

This was the week the desk's central discipline paid. Two issues ago the Circle C transcript ran out mid-question-and-answer, and the honest thing to print was that we did not know. The alternative — a plausible reading of where the room was heading — would have been available, cheap, and roughly half likely to be wrong on the terms even if right on the verdict. The record, when it came, was more specific than any inference would have been: not merely approved, but approved on staff's recommendation *with all previous overlays carried onto the added tract*, over one dissent. Waiting cost two weeks of narrative and bought a fact that can be underwritten.

The rest of the week rewards the same reading habit. A six-minute consent meeting produced one structural fact — a commission dissolving its own restructure working group and deferring to an unpublished City Clerk draft — that no case docket would have surfaced. A forward agenda posted seven items and told you, through five pieces of posted paper, that the

fall's contested stack has moved to September 22 before anyone sat down. Neither of those is a disposition. Both change what a desk should be watching next week, which is the only test that matters.

What to watch next. Whether the dais grants September 8's five postponement requests as posted, and what 1900 Rosewood's DB90 add prices at if it is heard; the City Clerk's proposed revisions on land-use commission roles, and the first agenda that takes them up; a Council setting for any of the three handoffs now waiting, Circle C included; the September 15 ZAP agenda when it posts; and the August 25 PC and September 1 ZAP minutes, each of which converts a table in this issue. **The transcript 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 — 9,242 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

Vol. I: Drenner Group. Vol. II: Armbrust & Brown. The certified decade, resolved case by case — every hearing, every setting, every disposition, stated straight from the record. **\$499 each. The pair, \$899.** Live at texasentitlement.com/the-10-year-records.html.