

Sources: July 7, 2026 Zoning & Platting Commission meeting (Swagit video 392869; local ASR transcript, 03_TRANSCRIPTS) | July 7 ZAP agenda (City of Austin EDIMS doc 475932) | ADW entity database, gate-certified recompute (5,190 hearings; verify_publish PASS 2026-07-09) | ADW prediction ledger + Outcome Rail (provisional, transcript-sourced) | commission calendar (ZAP 1st/3rd Tuesdays; PC 2nd/4th) | July 2 brief (forward docket)

ZAP CLEARS A SEVEN-ITEM CONSENT DOCKET; THE LONE DB-90 REZONING IS NEIGHBORHOOD-POSTPONED TO JULY 21 — AND THE SCOREBOARD OPENS

The Zoning & Platting Commission met Tuesday, July 7, and moved a compact, staff-recommended docket almost entirely on consent. The single discretionary rezoning of note — a DB-90 request on South Capital of Texas Highway (C14-2025-0089, D8) — was carried over on a **neighborhood postponement to July 21**. Two firsts this edition. First, the **Scoreboard debuts**: ADW now publishes a provisional, transcript-read outcome for every forward-docket item the week it lands, reconciled against the gate-certified record each Monday. Second, Monday's per-subscriber memo flagged that DB-90 item before Tuesday's meeting, and it went to postponement — we state that as a fact, one data point in an accountability loop that will take weeks of scored history to mean anything. Forward: July 14 PC inherits Speedway/37th (D9, first-debate) and Wonsley (D4).

THE SCOREBOARD — JULY 7 ZAP

PROVISIONAL, TRANSCRIPT-SOURCED — THE CERTIFIED MONDAY RECONCILE IS AUTHORITATIVE

ADW logs a read on every forward-docket item at docket time and scores it against the outcome once it lands. The outcomes below are read from the July 7 meeting transcript and are **provisional**; the gate-certified Monday reconcile is the authority. Consistent with our standing rule, we never assert an outcome we cannot confidently read — items heard but not clearly dispositioned in the transcript are shown as "heard — pending record," never guessed.

Item	Case	Dist	Agent / firm	Staff	Provisional outcome (transcript)
2	C14-2026-0027	D10	HD Brown Consulting	Rec.	Heard — pending record
3	C14-2026-0033	D8	City of Austin (Water)	Rec.	Approved on consent
4	C14-2025-0089	D8	Drenner Group	Rec.	Postponed → July 21 (neighborhood)
5	C14-2026-0031	D7	HD Brown Consulting	Rec.	Approved on consent
6	SPC-2025-0350CS	D1	Gray Engineering	Rec.	Heard — pending record
7	SPC-2026-0014A	D7	Pape-Dawson Engineers	Rec.*	Heard — pending record
8	SP-2019-0215C	D10	BGE	Rec.	Approved on consent (3-yr ext.)

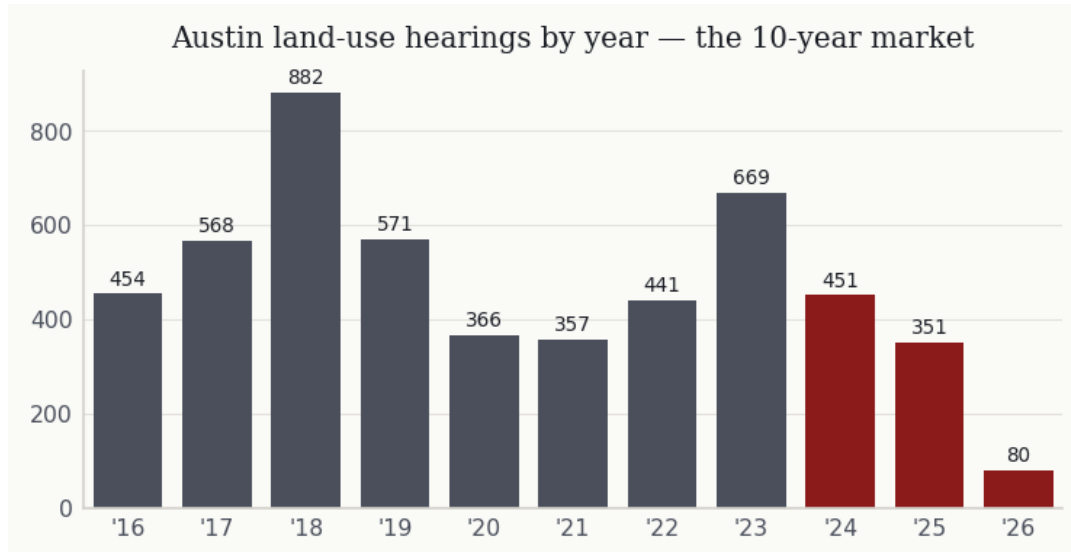
Item 4 (C14-2025-0089, D8) — the DB-90 rezoning on S Capital of Texas Highway (agent: Drenner Group; owner: AREIT City View LLC) — was on this week's Monday memo watch and carried over to **July 21** on a neighborhood postponement. It is District 8's live DB-90 test; we will report its July 21 disposition from the record. Case, firm, and district pages: texasentitlement.com/district/d8.html and [/firm/drenner-group.html](https://firm/drenner-group.html).

EXECUTIVE SUMMARY

THE WEEK IN FIVE LINES

- **ZAP met July 7 and cleared its docket on consent.** Six staff-recommended items (two D8, two D7, two D10, one D1) moved without individual debate; the record confirms consent approval on the ones the transcript disposed cleanly (items 3, 5, 8).
- **The one discretionary rezoning postponed.** C14-2025-0089 (D8, DB-90, LO/LR → LR-V-CO-DB90) was neighborhood-postponed to **July 21** — the district's live DB-90 test, deferred two weeks.
- **The Scoreboard opens.** ADW's prediction-accountability layer now publishes provisional, transcript-sourced outcomes weekly, reconciled to the certified record each Monday. Monday's memo flagged the D8 DB-90 item pre-meeting; it postponed.

- **Forward docket.** July 14 PC inherits **Speedway/37th** (D9, first-debate after a consent postponement) and **Wonsley** (D4, clearance-on-engagement-record or a third postponement).
- **Data layer.** The gate-certified recompute (verify_publish PASS 2026-07-09) processed the full 5,190-hearing record; every leaderboard and district baseline in this brief traces to it.



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

SECTION 1 — THE WATCH LIST

THE JULY 7 ZAP DOCKET, READ FROM THE RECORD

1. THE CONSENT DOCKET CLEARED — A SOFT-MARKET SIGNATURE

ZAP | July 7, 2026 | Items 2–8 | Staff: recommended (all) | Agents of record: HD Brown Consulting (items 2, 5), City of Austin Water (3), Gray Engineering (6), Pape-Dawson Engineers (7), BGE (8) | District pages: </district/d10.html>, </district/d8.html>, </district/d7.html>, </district/d1.html>

The July 7 docket was small and clean: rezonings at 4106 Medical Parkway (D10) and Century Warehouse (D7), a City water-department ground-storage-tank rezoning (D8), two conditional-use permits (D1 community recreation; D7 cocktail lounge), and a three-year site-plan extension on The Grove Blocks 1 & 2 (D10) — every one staff-recommended and placed on the consent agenda. The commission moved them as a block. Where the transcript cleanly recorded the disposition, the Scoreboard above marks it approved; where the consent motion did not individually enumerate an item, we hold it as “pending record” rather than infer.

THE ALPHA

A fully-consented, staff-recommended ZAP docket with a single carve-out is the signature of a soft, low-friction cycle — by-right-adjacent engineering and site-plan work clears fast while the one discretionary rezoning draws a neighborhood postponement. The read for the underwriting desk: on this docket, the friction was concentrated entirely in the DB-90 item, and it deferred. When the market is this quiet, the exceptions carry all the information — which is why the Scoreboard exists.

2. THE D8 DB-90 REZONING — NEIGHBORHOOD-POSTPONED TO JULY 21

ZAP | July 7, 2026 | Item 4 | C14-2025-0089 | 1120 & 1122 S Capital of Texas Highway, D8 | Request: LO/LR → LR-V-CO-DB90 | Owner: AREIT City View LLC | Agent: Drenner Group | Staff: recommended | OUTCOME (provisional — transcript): NEIGHBORHOOD POSTPONEMENT TO JULY 21 | Case/firm pages: </case/c14-2025-0089.html>, </firm/drenner-group.html>

The only item pulled from the consent flow for a continuance, C14-2025-0089 is a staff-recommended DB-90 rezoning on the S Capital of Texas Highway frontage in District 8. Per the meeting transcript it was carried over on a neighborhood

postponement to July 21 — a two-week deferral, not a decision. We report the postponement, not an outcome on the rezoning itself; the certified record will confirm the disposition, and the July 21 ZAP session will carry the substantive vote.

THE ALPHA

District 8 has been the market's quiet thaw story; a DB-90 rezoning is exactly the kind of discretionary height-and-density request that tests whether the thaw extends to the SW frontages. A neighborhood postponement at first appearance is the district's median behavior on discretionary zoning, not an adverse signal — but it does reset the clock. The read: model the DB-90 as a July-21-at-earliest disposition, and treat this parcel as the live gauge of D8's appetite for corridor density under the new stack.

3. PIPELINE STATE — THE RECORD, RECONCILED

All districts | ADW weekly entity recompute, gate-certified 2026-07-09 (full 5,190-hearing record, 2016–2026)

Beyond the July 7 docket, the certified recompute is the week's ground truth: every firm and district baseline printed here matches the certified output, and the June 23 postures (Nuckols Crossing's 9-0-2 recommendation moving toward Council; Speedway/37th and Wonsley postponed to July 14) carry unchanged. The new element is the Scoreboard: the July 7 items are now logged against their reads, and the first certified reconcile lands Monday.

SECTION 2 — FORWARD DOCKET & STRATEGIC WATCH

JULY 14 PC — JULY 21 ZAP

JULY 14 PC IS THE SUMMER'S REAL TEST. Speedway/37th (D9, NPA-2026-0019.01 + C14-2026-0020) comes back for first-debate after its consent postponement — the first post-DBC central-D9 NPA-plus-rezoning to reach a dais — and Wonsley (D4, C14-2026-0014) returns for clearance on its documented engagement record or a third postponement. Both outcomes set the D9 and D4 reads for the rest of the summer, and both will appear on next week's Scoreboard.

JULY 21 ZAP CARRIES THE D8 DB-90 VOTE. C14-2025-0089's continuance puts the substantive DB-90 decision on the July 21 ZAP agenda. It is the district's live DB-90 test and the highest-signal D8 item on the near docket.

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 2026-07-09). Approved / Postponed are shares of decided cases. Status is editorial, set against the July 7 ZAP session and the July 14 PC / July 21 ZAP forward docket.

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. ZAP did not carry a D3 item July 7; the indefinite cluster holds.
D8	Loop 360 / Hwy 290 / Deerfield	174	45%	48%	YELLOW	The week's live district. July 7 ZAP heard two D8 rezonings: a City water-department parcel cleared on consent (C14-2026-0033), and the DB-90 request on S Capital of Texas Hwy (C14-2025-0089) was neighborhood-postponed to July 21 — the district's live DB-90 test, deferred.
D9	Central / N University / E Riverside	519	43%	52%	YELLOW	Postponement-heavy. Speedway/37th returns July 14 PC for first-debate — the first post-DBC central-D9 NPA-plus-rezoning to reach a dais.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D2	S Congress / Sweetbriar / Nuckols	414	48%	42%	YELLOW	Nuckols Crossing carries its June 23 9-0-2 recommendation toward Council. Corridor postponement-risk premium unchanged.
D4	N Central / Airport / N Lamar	268	51%	45%	YELLOW	Wonsley returns July 14 PC — clearance-on-engagement-record or a third postponement. Council date modeled to late August.
D7	N Central / Burnet / N Lamar	377	50%	38%	GREEN	Approval-leaning. Two D7 items on July 7 ZAP: a rezoning cleared on consent (C14-2026-0031); a CUP (SPC-2026-0014A) heard, outcome pending the record.
D10	NW / Far West	244	49%	42%	GREEN	Routine. July 7 ZAP cleared a rezoning and a 3-year site-plan extension (The Grove) on consent.
D1	NE / E Austin / Airport-MLK	720	51%	39%	GREEN	High volume, approval-leaning. A CUP (SPC-2025-0350CS) was heard July 7; outcome pending the record.
D5	SW Austin / IH-35 / Ben White	284	54%	35%	GREEN	No D5 item this ZAP cycle. June 16's GR-MU-CO clearance remains the operative signal.
D6	Far NW / Anderson Mill	149	56%	36%	GREEN	Easiest district by approval rate; lowest volume of the majors. Quiet this cycle.
DT	Downtown core / Rainey / Conv. Ctr.	—	—	—	YELLOW	DDB Phase I adopted May 28; DDB400 live June 8. The friction question stays on uptake — no participation filings surfaced this week.

SCORECARD OF THE WEEK

SCORECARD OF THE WEEK — ATTORNEY: RICHARD T. SUTTLE

224
10-yr hearings33.6%
Approval (decided)65.9%
Postponement59
Recent (2024+)D3 / D9
Concentration

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

ANALYST NOTE

This is the first brief built on the record the same week the record was made. The Zoning & Platting Commission met Tuesday; by Thursday this desk had the meeting transcribed, each docket item read, and the outcomes staged into a Scoreboard — provisional, labelled, and reconciled to the certified data on Monday. That cadence is the point of the whole exercise: a weekly brief that does not merely forecast the docket but scores itself against it, in public, over time.

The week's substance is small and honest. A soft docket cleared on consent, and the one discretionary rezoning — a DB-90 on a District 8 corridor — drew a neighborhood postponement to July 21. Our Monday memo had flagged that item to the subscribers watching District 8 and the DB-90 framework before the meeting; it postponed. We note that plainly, without dressing it as a called shot: a single pre-meeting flag that resolves to a postponement is one observation, and the accountability curve only earns trust after many of them, scored the same way, in both directions. That is exactly why we log it now and publish nothing certified until it exists.

What to watch next. The July 21 ZAP vote on the D8 DB-90 rezoning; July 14 PC first-debate on Speedway/37th and the Wonsley engagement-record test; the first DBC application and the first DDB850 rezoning filing, whenever they surface; and next Monday's certified reconcile of this week's Scoreboard.

— 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 DRENNER 10-YEAR REPORT

Drenner Group: A 10-Year Intelligence Report — Edition 3.0. **\$499**, one-time, single-buyer license: thirteen pages, six charts, eight tables, a peer-firm benchmark, plus an Excel appendix of every Drenner hearing in the City of Austin dataset, 2016–2026. **Pro members pay the member price of \$299.** Live at texasentitlement.com/drenner.html.