Sources: ADW entity database, gate-certified recompute of October 1 (9,263 hearings; verify_publish PASS; **data through 2026-09-22**) — it now holds the September 22 Planning Commission sitting, **written on September 27 from the meeting's transcript**, so those outcomes keep the label provisional — transcript | **September 8 Planning Commission approved minutes** (City of Austin EDIMS id=481784) | **September 15 Zoning and Platting Commission draft minutes** (EDIMS id=482169; approval is item 1 on the October 6 agenda) | **October 6 ZAP agenda** (EDIMS id=482171) | ADW prediction ledger (read, not written) | commission calendar (PC 2nd/4th Tuesdays; ZAP 1st/3rd). **No commission sat this week**: the Planning Commission released its September 29 extra meeting, and the Zoning and Platting Commission next sits October 6. The October 13 Planning Commission and Community Development Commission agendas are not yet posted. No Council outcome is asserted ahead of the adopted-ordinance record.

NO COMMISSION SAT THIS WEEK — CITY MINUTES FOR TWO EARLIER SITTINGS BACKED EVERY DISPOSITION WE PRINTED, AND THE NEXT THREE TUESDAYS NOW CARRY THE TEST

Nothing was decided in Austin's two land-use commissions between the last issue and this one. What moved was the record. The September 22 Planning Commission sitting is now in the certified store, and the store's own count — **two approved, seven postponed** — matches the last issue item by item. That is consistency, not confirmation: those rows were written from the same transcript we reported from, so they stay labelled *(provisional — transcript)*. The City also posted the September 8 Planning Commission's approved minutes and the September 15 Zoning and Platting Commission's draft minutes: **seven of seven and four of four dispositions agree with the store**. No disposition needs correcting; one wording note on vote counts is made below.

The forward calendar is where the issue's value sits. **ZAP October 6** carries three items, every one with no prior setting in the certified store, and one of them is a rezoning **staff does not recommend**. **October 13** is two rooms: per staff on September 22, the Community Development Commission takes up existing-multifamily rezonings that have not reached final Council action *(provisional — transcript)*, while the record sets six items for the Planning Commission the same night. **October 27** holds four.

EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

• **A week without a sitting, reported as one.** The Planning Commission released its September 29 extra meeting; ZAP last sat September 15 and next sits October 6. Nothing in this issue is a new disposition.

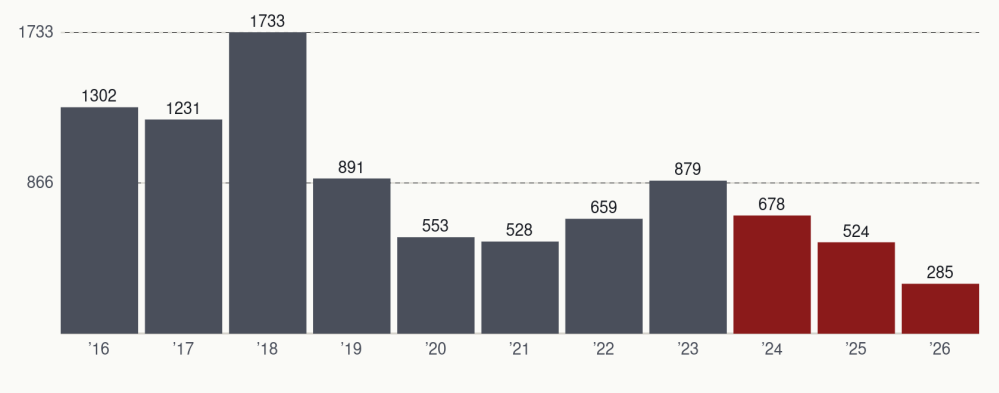
• **September 22, reconciled.** The certified store now holds all nine items and counts **two approved / seven postponed** — every item agrees with what the last issue printed, return dates included. The same transcript wrote both, so this is consistency, not confirmation, and the evidence grade is unchanged. *(provisional — transcript)*

• **Two earlier sittings converted to city minutes, and the store held.** September 8 PC (approved minutes): seven of seven agree, each on an 11-0 consent vote *(certified — approved minutes)*. September 15 ZAP (draft minutes): four of four agree; **Howard Plaza (C14-2026-0046, D1) had its public hearing closed before the 8-1 vote to postpone to October 20** *(draft minutes — not yet approved)*.

• **ZAP October 6 — three first settings.** Dalton Airport Overlay Rezoning (C14-2026-0019, D2), I-RR to LI-CO, staff **recommended**; 3601 Davis Lane (C14-2026-0057, D8), GR-CO to CS-CO, staff **not recommended**; Harris Branch E-35A Condominiums (SP-2024-0279C, D1), three-year site plan extension, staff **recommended**.

• **October 13 is two rooms.** The Community Development Commission's first item on existing-multifamily rezonings under Resolution 20260423-039, with Woodward (C14-2025-0051, D3) named by staff *(provisional — transcript)*; and a Planning Commission night the record sets at six items — the 1221 S IH-35 pair *(provisional — transcript)*, plus the Wesley pair, Wickersham Retail and the Barton Springs Zone SOS amendment *(August 25 minutes — approved September 8)*. The PC agenda is not yet posted.

• **Data layer: it moved, and by exactly the sitting.** The certified record now holds **9,263 heard hearings, 7,809 agent-attributed**, data through September 22, 2026, at a measured **99.8% coverage** of the source documents' own item counts since 2016 (weakest year 2020, 98.7%). The nine September 22 rows moved five district baselines (D3, D1, D9, D4, D10). *A count is a floor; a rate is an estimate over the held sample.*



Austin PC + ZAP hearings by year, 2016–2026 (certified). 9,263 hearings across the decade; the 2026 column is the year to date, through September 22, and now includes the September 22 Planning Commission sitting.

THE SCOREBOARD — CALLED LAST WEEK, AND WHAT THE RECORD NOW SAYS

THREE TABLES: THE SEPTEMBER 22 RECONCILE, THE DESK'S CALLS, AND THE MINUTES THAT POSTED

Table A sets what the last issue printed for the September 22 Planning Commission beside what the certified store holds after the October 1 recompute. Every row agrees — as it should, because the same transcript wrote both; this table proves consistency, not confirmation. The rows were written into the record on September 27 *from the meeting's transcript* — not from city minutes, which for this sitting are expected as backup to the October 13 agenda — so the label stays *provisional — transcript*, and no row prints a vote count because the commission stated none. **Table B** sets the desk's own logged calls beside the store's outcome. **Table C** is the two earlier sittings whose city minutes posted this week, checked row by row against the store.

TABLE A — SEPTEMBER 22 PLANNING COMMISSION — LAST ISSUE vs CERTIFIED STORE (provisional — transcript)

Item	Case	Dist	Agent of record	Last issue printed, beside the certified store of October 1
2	NPA-2026-0021.03 (1221 S IH-35 Rezoning)	D9	Husch Blackwell, LLP (Lindsey Walker)	Printed: postponed to October 13 (staff request). Store: **postponed to October 13** — **agrees**. Row written from the transcript; no vote count held. *(provisional — transcript)*
3	C14-2026-0040 (1221 S IH-35 Rezoning)	D9	Husch Blackwell, LLP (Lindsey Walker)	Printed: postponed to October 13 (staff request). Store: **postponed to October 13** — **agrees**. Row written from the transcript; no vote count held. *(provisional — transcript)*
4	NPA-2025-0018.02 (Airport and Koenig Multifamily)	D4	DuBois, Bryant & Campbell, L.L.P. (David Hartman)	Printed: postponed to October 27 (applicant request). Store: **postponed to October 27** — **agrees**. Row written from the transcript; no vote count held. *(provisional — transcript)*
5	C14-2025-0115 (Airport and Koenig Multifamily)	D4	DuBois, Bryant & Campbell, L.L.P. (David Hartman)	Printed: postponed to October 27 (applicant request). Store: **postponed to October 27** — **agrees**. Row written from the transcript; no vote count held. *(provisional — transcript)*
6	C14-2025-0051 (Woodward Mixed Use Flats)	D3	Thrower Design LLC (Victoria Haase)	Printed: postponed to October 27 (neighborhood request). Store: **postponed to October 27** — **agrees**. Row written from the transcript; no vote count held. *(provisional — transcript)*
7	C14-2026-0026 (Phoenix Motor Works)	D9	Alice Glasco Consulting (Alice Glasco)	Printed: approved / recommended. Store: **approved / recommended** — **agrees**. Row written from the transcript; no vote count held. *(provisional — transcript)*
8	C14-2026-0050 (2020 West Anderson Lane)	D4	Alice Glasco Consulting (Alice Glasco)	Printed: postponed to October 27 (applicant and neighborhood (joint) request). Store: **postponed to October 27** — **agrees**. Row written from the transcript; no vote count held. *(provisional — transcript)*
9	SPC-2026-0116A (Nirvana Retirement Complex)	D1	Vibhash Kumar	Printed: postponed to November 10 (neighborhood request). Store: **postponed to November 10** — **agrees**. Row written from the transcript; no vote count held. *(provisional — transcript)*

Item	Case	Dist	Agent of record	Last issue printed, beside the certified store of October 1
10	SPC-2026-0213A (Rawson Saunders School CUP)	D10	Husch Blackwell, LLP (Lindsey Walker)	Printed: approved / recommended. Store: **approved / recommended** — **agrees**. Row written from the transcript; no vote count held. *(provisional — transcript)*

TABLE B — THE DESK'S CALLS ON THAT DOCKET, BESIDE THE STORE'S OUTCOME (graded here, not yet written to the ledger)

Item	Case	Call (p consent)	Sep 22 (store)	Scoreable by the ledger's rule?
2	NPA-2026-0021.03	not consent (0.2895)	postponed to October 13	No — keyed to the first decided hearing, September 8, 2026.
3	C14-2026-0040	not consent (0.2895)	postponed to October 13	No — keyed to the first decided hearing, September 8, 2026.
4	NPA-2025-0018.02	not consent (0.2895)	postponed to October 27	No — keyed to the first decided hearing, May 12, 2026.
5	C14-2025-0115	not consent (0.2895)	postponed to October 27	No — keyed to the first decided hearing, May 12, 2026.
6	C14-2025-0051	not consent (0.2895)	postponed to October 27	No — keyed to the first decided hearing, October 28, 2025.
7	C14-2026-0026	not consent (0.2895)	approved / recommended	**Yes** — first decided hearing. A **miss**; not yet written to the ledger.
8	C14-2026-0050	not consent (0.2895)	postponed to October 27	**Yes** — first decided hearing. A **hit**; not yet written to the ledger.
9	SPC-2026-0116A	not consent (0.2895)	postponed to November 10	**Yes** — first decided hearing. A **hit**; not yet written to the ledger.
10	SPC-2026-0213A	not consent (0.2895)	approved / recommended	**Yes** — first decided hearing. A **miss**; not yet written to the ledger.

TABLE C — SEPTEMBER 8 PC (APPROVED MINUTES) AND SEPTEMBER 15 ZAP (DRAFT MINUTES) vs THE STORE

Sitting	Case	Dist	Minutes — disposition and stated vote
PC Sep 8	C14-2025-0051 (Woodward Mixed Use Flats)	D3	**POSTPONED to September 22**, 11-0. Store agrees. *(certified — approved minutes)*
PC Sep 8	C14-2025-0115 (Airport and Koenig Multifamily)	D4	**POSTPONED to September 22**, 11-0. Store agrees. *(certified — approved minutes)*
PC Sep 8	C14-2026-0008 (1900 Rosewood Block)	D1	**APPROVED**, 11-0. Store agrees. *(certified — approved minutes)*
PC Sep 8	C14-2026-0040 (1221 S IH-35 Rezoning)	D9	**POSTPONED to September 22**, 11-0. Store agrees. *(certified — approved minutes)*
PC Sep 8	NPA-2025-0018.02 (Airport and Koenig Multifamily)	D4	**POSTPONED to September 22**, 11-0. Store agrees. *(certified — approved minutes)*
PC Sep 8	NPA-2026-0021.03 (1221 S IH-35 Rezoning)	D9	**POSTPONED to September 22**, 11-0. Store agrees. *(certified — approved minutes)*
PC Sep 8	SP-2017-0484C(XT3) (Sunridge Condominiums Site Plan Extension)	D3	**APPROVED**, 11-0. Store agrees. *(certified — approved minutes)*
ZAP Sep 15	C14-2026-0022 (12900 North US 183)	D6	**INDEFINITELY POSTPONED**, 9-0. Store agrees. *(draft minutes — not yet approved)*
ZAP Sep 15	C14-2026-0046 (Howard Plaza)	D1	**POSTPONED to October 20**, 8-1. Public hearing closed first. Store agrees. *(draft minutes — not yet approved)*

Sitting	Case	Dist	Minutes — disposition and stated vote
ZAP Sep 15	SP-2021-0212C(XT2) (Riddell Homestead North)	D5	**APPROVED**, 9-0. Store agrees. *(draft minutes — not yet approved)*
ZAP Sep 15	SPC-2024-0393C (The Good Shepherd Anglican Church of Austin)	D1	**APPROVED**, 9-0. Store agrees. *(draft minutes — not yet approved)*

THE DESK'S OWN CALLS — NOW GRADEABLE, NOT YET SCORED

Nine calls were logged against the September 22 docket, every one the model's certified base-rate prior of 0.2895, which reads *not consent*. The ledger scores a call against the case's first decided hearing. With September 22 now in the store, that rule can be applied: five of the nine calls cannot score, because their files were first decided (postponed) at an earlier sitting, and this desk does not count them in its favour. **The four that can score split two hit, two miss**: the postponements were called, the approvals were not. The outcomes behind that split are the store's transcript-written rows *(provisional — transcript)*. The ledger itself has not run its scoring pass since the store gained the sitting — its last run is dated September 28, 2026 — so all nine calls still read open there; they are written when that run next happens, and this issue does not write them.

The ledger as it stands, from its September 28, 2026 run: 24 scored calls, a Brier score of **0.382** at **29.2%** accuracy against an observed consent rate of **70.8%**. **A base rate looks good in a postponement-heavy week and bad in a consent-heavy one, and neither is skill.** The ledger holds no calls on the October 6 docket, and none is invented here.

SECTION 1 — THE WATCH LIST

A REZONING STAFF DOES NOT SUPPORT, A NEW REVIEW ROOM'S FIRST NIGHT, A HEARING ALREADY CLOSED, AND A CLUSTER THAT HAS NOT MOVED

1. ZAP OCTOBER 6 — THREE FIRST SETTINGS, AND THE ONE STAFF DOES NOT RECOMMEND

ZAP | October 6, 2026 (forward — not yet heard) | Item 2 | C14-2026-0019 | Dalton Airport Overlay Rezoning, D2 | 1019 Dalton Lane, Carson Creek Watershed | Request: I-RR to LI-CO | Staff Rec: Recommended | Agent of record: Winstead PC (Micah King) | Source: posted agenda, City of Austin EDIMS id=482171, retrieved 2026-10-01

ZAP | October 6, 2026 (forward — not yet heard) | Item 3 | C14-2026-0057 | 3601 Davis Lane, D8 | 3601 Davis Lane, Williamson Creek Watershed | Request: GR-CO to CS-CO | Staff Rec: Not Recommended | Agent of record: Armbrust & Brown, PLLC (Michael Whellan) | Source: posted agenda, City of Austin EDIMS id=482171, retrieved 2026-10-01

ZAP | October 6, 2026 (forward — not yet heard) | Item 4 | SP-2024-0279C | Harris Branch E-35A Condominiums, D1 | 11814 Cameron Road, Harris Branch | Request: Three year site plan extension | Staff Rec: Recommended | Agent of record: Jonathan Fleming | Source: posted agenda, City of Austin EDIMS id=482171, retrieved 2026-10-01

The October 6 agenda is short and none of it is carried over: the certified store holds no prior setting for any of the three files. **3601 Davis Lane (C14-2026-0057, D8)** asks for GR-CO to CS-CO at 3601 Davis Lane, and **staff's posted recommendation is "Not Recommended"**. The other two carry a staff recommendation in favour: Dalton Airport Overlay Rezoning (C14-2026-0019, D2; I-RR to LI-CO) and Harris Branch E-35A Condominiums (SP-2024-0279C, D1; a three-year site plan extension). The same agenda approves the September 15 minutes, which converts that sitting from draft to approved. Nothing here is an outcome; the agenda is a posted city document and is reported as one.

THE ALPHA

A staff recommendation *against* a rezoning is the less common paper, and it changes what the evening is likely to be about. Our read, flagged as a read: when staff does not recommend, the realistic paths are (a) the applicant asks for time to narrow the request toward something staff can support, (b) the commission hears it and makes its own recommendation either way, or (c) a conditional overlay becomes the conversation. None of those is a prediction. The decision-useful moment is the backup: watch for a postponement request or a revised request posted before Tuesday. Context, not a forecast: D8's decade baseline is 336 hearings, 48.0% of decided approved against 44.4% postponed.

2. OCTOBER 13 — THE NEW REVIEW ROOM'S FIRST NIGHT, AND A PLANNING COMMISSION DOCKET THE RECORD HAS ALREADY HALF-WRITTEN

PC | September 22, 2026 | Item 6 | C14-2025-0051 | Woodward Mixed Use Flats, D3 | Agent of record: Thrower Design LLC (Victoria Haase) | NEIGHBORHOOD postponement to October 27, 2026; staff stated the case goes to the Community Development Commission on October 13 first | Source: official Swagit transcript video 401850; certified store row written from it 2026-09-27 (provisional — transcript) | Case page: texasentitlement.com/case/c14-2025-0051.html

Per staff on September 22, the Community Development Commission's October 13 agenda carries an item on existing-multifamily rezoning cases that have not received final action from City Council, under Council Resolution 20260423-039, with Woodward (C14-2025-0051, D3) the file that surfaced it; how the CDC's view reaches the Planning Commission was, in staff's words, still being developed *(provisional — transcript)*. The CDC agenda is not yet posted; this desk will read it when it is. On the certified record, Woodward now stands at eleven settings since October 28, 2025, every one postponed, the most recent on September 22.

The same evening, the record sets **six items** for the Planning Commission: two from September 22 — the 1221 S IH-35 pair (NPA-2026-0021.03 + C14-2026-0040, D9), on staff's request, its third setting to come *(provisional — transcript)* — and four parked there on August 25: Wickersham Retail (C14-2026-0016, D3, neighbourhood request); Wesley Property Donation (C14-2026-0028, D1, neighbourhood request); Barton Springs Zone SOS Amendment (C20-2026-008, staff request); Wesley Relocation Project (NPA-2026-0009.01, D1, neighbourhood request) *(August 25 minutes — approved September 8)*. The agenda is not posted, so this is the record's carry-over, not the City's list; items can be added, and any of these can be re-set before the night.

THE ALPHA

For anyone holding or pricing a site with existing multifamily housing, October 13 is the first chance to observe the new step rather than read about it. Three things to note when the CDC agenda posts and when the meeting runs: whether the CDC acts on individual cases or on the category, whether it issues something a case file can carry to the Planning Commission as a recommendation, and whether any case is held at the Planning Commission pending it. If the answer to the last is yes, model existing-multifamily rezonings with an added cycle; if no, the step may run beside the Planning Commission rather than in front of it. Our read is that the first night will say more about process than about outcomes — and the process is what an underwriting timeline needs. D3, where it lands first, carries the city's slowest decade baseline: 1,730 hearings, 32.0% of decided approved against 63.6% postponed.

3. THE RECORD CAUGHT UP — AND ONE FILE COMES BACK WITH ITS PUBLIC HEARING ALREADY CLOSED

ZAP | September 15, 2026 | Item 2 | C14-2026-0046 | Howard Plaza, 3127 East Howard Lane, D1 | Request: W/LO to GR | Staff Rec: GR-CO | Agent of record: none listed (owner-applicant) | Public hearing closed, then POSTPONED to October 20, 2026, 8-1 | Source: draft minutes, City of Austin EDIMS id=482169, retrieved 2026-10-01 (draft minutes — not yet approved)

The September 15 draft minutes confirm the shape the last issues reported from the transcript and add one procedural fact the transcript reading did not carry: **the commission voted to close the public hearing on Howard Plaza before voting 8-1 to postpone it to October 20**, with Commissioner Stern the vote against *(draft minutes — not yet approved)*. The other three September 15 dispositions agree with the store, each on a 9-0 consent vote. The September 8 approved minutes agree with the store on all seven items *(certified — approved minutes)*, and record that the August 25 minutes were approved that night — so the August 25 postponements to October 13 now rest on an approved record. The September 8 document records its own approval at the following meeting, dated in the document September 23; the commission sat on September 22.

A wording note on our own earlier issues, not a correction of any outcome. Where the transcript-based issues said no numeric count was taken or stated — the September 8 consent motion, carried without objection, and the Howard Plaza postponement — the city's minutes now record one: 11-0 on every September 8 item *(certified — approved minutes)*, and 8-1 on Howard Plaza with 9-0 on the other three September 15 items *(draft minutes — not yet approved)*. Every disposition is unchanged. The same will likely be true of September 22, whose consent motion also carried without objection; this desk still prints no count for that sitting until its minutes state one.

THE ALPHA

A file that returns with its public hearing closed returns to a different kind of evening. The record the commission voted to close is, unless it chooses to reopen it, the record it deliberates on. Our read for anyone watching Howard Plaza on October 20: the testimony phase may be over, and the next move is the commission's. More generally: this week city minutes arrived for two sittings this desk had reported from transcripts, and every disposition held, while the procedure and the counts came only with the minutes. **The transcript is a reliable first read of what was decided and an incomplete one of how**, and the label exists for exactly that gap.

4. OCTOBER 27 — FOUR ITEMS, BOTH DENSITY-BONUS TIERS, NO MOVEMENT SINCE

PC | September 22, 2026 | Item 4 | NPA-2025-0018.02 | Airport and Koenig Multifamily, D4 | Agent of record: DuBois, Bryant & Campbell, L.L.P. (David Hartman) | Item 5 C14-2025-0115 travelled with it | APPLICANT postponement to October 27, 2026 | Source: official Swagit transcript video 401850; certified store row written from it 2026-09-27 (provisional — transcript) | Case page: texasentitlement.com/case/npa-2025-0018-02.html

PC | September 22, 2026 | Item 8 | C14-2026-0050 | 2020 West Anderson Lane, D4 | Agent of record: Alice Glasco Consulting (Alice Glasco) | JOINT applicant and neighbourhood postponement to October 27, 2026 | Source: official Swagit transcript video 401850; certified store row written from it 2026-09-27 (provisional — transcript) | Case page: texasentitlement.com/case/c14-2026-0050.html

The record sets four items for the October 27 Planning Commission, all from September 22: Woodward Mixed Use Flats (C14-2025-0051, D3); Airport and Koenig Multifamily (C14-2025-0115, D4); 2020 West Anderson Lane (C14-2026-0050, D4); Airport and Koenig Multifamily (NPA-2025-0018.02, D4) *(provisional — transcript)*. Both density-bonus tier requests the commission has yet to take on the merits — Woodward's GR-DBC30 and 2020 West Anderson Lane's GR-DBC45-NP — are among them, and the Airport & Koenig pair would reach its seventh setting with no merits vote yet.

THE ALPHA

Nothing about October 27 changed this week, which is itself the read: four files, two of them the first density-bonus tier requests this desk could watch the commission decide, are waiting on a single night. If that docket holds, it is the first observable test of the DBC tiers on the merits; if it slips again, the read moves from the case to the pattern. Woodward's CDC stop on October 13 lands two weeks before it, which makes October 13 the leading indicator for October 27.

SECTION 2 — FORWARD DOCKET & STRATEGIC WATCH

FIVE DATES, IN ORDER, EACH WITH ITS EVIDENCE GRADE

OCTOBER 6 — ZONING AND PLATTING COMMISSION. Three public hearings, posted (EDIMS id=482171): two staff-recommended, one not recommended; plus approval of the September 15 minutes. Committee updates only otherwise.

OCTOBER 13 — PLANNING COMMISSION AND COMMUNITY DEVELOPMENT COMMISSION. At the CDC, per staff, the first existing-multifamily rezoning item *(provisional — transcript)*. At the PC, the record's six-item carry-over (above). Neither agenda is posted; the September 22 draft minutes are expected as backup to the PC agenda and will convert that sitting's label.

OCTOBER 20 — ZAP. Howard Plaza (C14-2026-0046, D1) returns, public hearing closed *(draft minutes — not yet approved)*. Agenda not yet posted.

OCTOBER 27 — PLANNING COMMISSION. The four-item cluster (above) *(provisional — transcript)*.

NOVEMBER 10 — PLANNING COMMISSION. Nirvana Retirement Complex (SPC-2026-0116A, D1), on its neighbourhood postponement *(provisional — transcript)*.

THE RECORD-POSTING WATCH. Converted this week: September 8 PC (approved minutes, on disk) and September 15 ZAP (draft minutes, on disk); August 25 PC and September 1 ZAP minutes are recorded as approved in those documents, though the approved texts themselves are not yet on disk. **Still open:** September 22 PC, transcript-only — draft minutes expected as October 13 backup; September 15 ZAP converts to approved on October 6.

THE POST-SB 840 WATCH. No sitting, so no DBC or DB90 action this week. The divergence the desk has tracked — DB90 routine, DBC untested — is unchanged, and October 27 is where it is next tested. DDB participation filings: none surfaced.

Filings, not ordinances, remain the signal class.

SECTION 3 — DISTRICT FRICTION INDEX

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

Ten-year baselines (2016–September 22, 2026) trace to the ADW certified Districts & Submarkets recompute of October 1 (9,263 hearings, 7,809 agent-attributed; verify_publish PASS; data through 2026-09-22). **Five moved this week** — D3, D1, D9, D4 and D10, by the September 22 rows. For reference, the certified leaderboard's top two by decade volume read Drenner Group 921 and Armbrust & Brown 734 hearings. Approved / Postponed are shares of decided cases; a count is a floor, a rate is an estimate over the held sample. Status is editorial and carried from the last issue, since no commission sat; each row's evidence keeps its own grade.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D3	E Riverside / Govalle / Johnston Terr.	1,730	32%	64%	RED	**No sitting; both D3 files on the forward calendar wait on October.** Woodward (C14-2025-0051) goes to the Community Development Commission on October 13 per staff, then back to the Planning Commission on October 27 — eleven settings in the certified store, none a merits vote *(provisional — transcript)*. Wickersham Retail (C14-2026-0016) is set for the October 13 Planning Commission on a neighbourhood postponement *(August 25 minutes — approved September 8)*.
D4	N Central / Airport / N Lamar	466	50%	47%	YELLOW	**Every D4 file on the forward calendar is set for October 27**: the Airport & Koenig pair (seventh setting to come, none a merits vote so far) and 2020 West Anderson Lane (GR-DBC45-NP) *(provisional — transcript)*. Nothing in D4 has been decided since the last issue.
D9	Central / N University / E Riverside	914	48%	46%	YELLOW	**The 1221 S IH-35 pair (NPA-2026-0021.03 + C14-2026-0040) returns to the Planning Commission October 13** on its staff postponement *(provisional — transcript)*. Phoenix Motor Works (C14-2026-0026) stands recommended *(provisional — transcript)*; next stop is Council, and no Council outcome is asserted.
D1	NE / E Austin / Airport-MLK	1,353	53%	36%	YELLOW	**Four forward dates touch D1.** ZAP October 6: Harris Branch E-35A Condominiums (SP-2024-0279C), a three-year site plan extension, staff recommended. October 13: the Wesley pair (C14-2026-0028 + NPA-2026-0009.01) on its neighbourhood postponement *(August 25 minutes — approved September 8)*. October 20: Howard Plaza (C14-2026-0046) returns to ZAP with its public hearing already closed *(draft minutes — not yet approved)*. November 10: Nirvana Retirement Complex (SPC-2026-0116A) *(provisional — transcript)*.
D10	NW / Far West	456	53%	40%	GREEN	Quiet. Rawson Saunders School (SPC-2026-0213A) stands approved *(provisional — transcript)*; no D10 file is on a posted forward agenda.
D2	S Congress / Del Valle / Sweetbriar	864	49%	42%	YELLOW	**ZAP October 6: Dalton Airport Overlay Rezoning (C14-2026-0019)**, I-RR to LI-CO, staff recommended — no prior setting in the certified store. The Congress Views pair (NPA-2025-0020.04 + C14-2025-0096) remains indefinitely postponed *(August 25 minutes — approved September 8)*; the watch is the re-notice, not a date.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D5	SW Austin / IH-35 / Ben White	518	59%	32%	GREEN	Riddell Homestead North (SP-2021-0212C(XT2)) approved at ZAP September 15, 9-0 on consent *(draft minutes — not yet approved)*. The Barton Springs Zone SOS code amendment (C20-2026-008) is set for the October 13 Planning Commission on staff's postponement *(August 25 minutes — approved September 8)*.
D6	Far NW / Anderson Mill / McNeil	307	57%	34%	YELLOW	12900 North US 183 (C14-2026-0022) is off the calendar on the applicant's indefinite postponement, granted 9-0 on consent at ZAP September 15 *(draft minutes — not yet approved)*.
D7	N Central / Burnet / N Lamar	703	53%	37%	GREEN	Quiet; no D7 file on a posted forward agenda. SP-2026-0221D's cut/fill variances remain approved *(certified — approved minutes)*, conditions intact.
D8	Loop 360 / Westlake / Eanes Creek	336	48%	44%	YELLOW	**ZAP October 6: 3601 Davis Lane (C14-2026-0057)**, GR-CO to CS-CO — **staff not recommended**, and no prior setting in the certified store. Circle C Tract 110 (C14-2025-0064) stands recommended (five settings); next stop is Council, and no Council outcome is asserted.
DT	Downtown core / Rainey / Conv. Ctr.	—	—	—	YELLOW	No downtown file on a posted forward agenda. The Opportunity Zone nomination a public speaker described on September 22 remains unverified by this desk.

SCORECARD OF THE WEEK

SCORECARD OF THE WEEK — FIRM: THROWER DESIGN

620	37.1%	61.4%	158	D3 / D2
10-yr hearings	Approval (decided)	Postponement	Recent (2024+)	Concentration

From the certified 10-year Planning Commission and Zoning & Platting record (D3(173); D2(134); D1(56) 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

A week without a sitting is a week to check the instrument. Two city-authored records caught up with this desk's earlier reporting at once — the approved minutes for September 8 and the draft minutes for September 15 — and every disposition we had printed held. The third arrival, the store's own rows for September 22, is a different kind of fact: those rows were written from the same transcript we reported from, so their agreement is consistency, not confirmation, and the label stays until the September 22 minutes say otherwise or the same.

It is not the whole story, and Howard Plaza is the reminder. The transcript gave us the postponement and the lone dissent; the minutes add that the hearing was closed first. That is a procedural fact with practical weight, and it reached the record only through the slower document. The desk will keep reporting fast and labelling honestly, and it will keep reading the slow documents when they arrive.

What to watch next. October 6: whether the staff-not-recommended rezoning arrives with a postponement request or a narrowed ask in its backup. October 13: what the Community Development Commission actually does with its first existing-multifamily item, and which of the six carried files the Planning Commission agenda really lists. October 27: the density-bonus cluster. **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 — 9,263 Planning Commission and Zoning & Platting hearings, 2016 through September 22, 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**.