Sources: ADW entity database, gate-certified recompute of October 15 (9,276 hearings; verify_publish PASS; **data through 2026-10-13**) — it holds the October 13 sitting as ten provisional, transcript-sourced rows | **October 13 Planning Commission**, official Swagit voice-to-text transcript (video 403811) and posted agenda (City of Austin EDIMS id=482781); **no approved minutes yet**, so every October 13 outcome is labelled provisional — transcript | **October 20 Zoning and Platting Commission**, posted agenda (EDIMS id=483305) — forward docket, no outcome exists | ADW prediction ledger (read, not written) | commission calendar (PC 2nd/4th Tuesdays; ZAP 1st/3rd). No Zoning and Platting Commission sat this week. No Council outcome is asserted ahead of the adopted-ordinance record.

ONE MOTION, TEN ITEMS: THE PLANNING COMMISSION RECOMMENDS THE DB-90 REZONING ON N LAMAR AT BEAVER AND SENDS SIX FILES TO THREE LATER DATES (PROVISIONAL)

The Planning Commission sat on Tuesday, October 13, from 6:00 to 6:15 pm, and took all ten of its public hearings on a single consent motion. No commissioner pulled an item for discussion. The motion, by Commissioner Skidmore and seconded by Commissioner Ahmed, carried without objection; no vote count was stated, and this issue prints none *(provisional — transcript)*. The result, counted from the certified store: **four recommended, six postponed, none denied**.

The file to carry out of the room is **the DB-90 rezoning on N Lamar at Beaver (C14-2026-0030, with its plan amendment NPA-2026-0026.01, D4)**: staff recommended it, and it went through on consent *(provisional — transcript)*. The six postponements set three dates — October 27, November 10 and December 8 — and those dates now hold most of what this sitting did not decide.

EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

• **A consent-only night.** All ten public hearings went on one consent motion, which carried without objection; no vote count was stated *(provisional — transcript)*. The split: **4 recommended / 6 postponed / 0 denied**. The same motion approved the September 22 minutes.

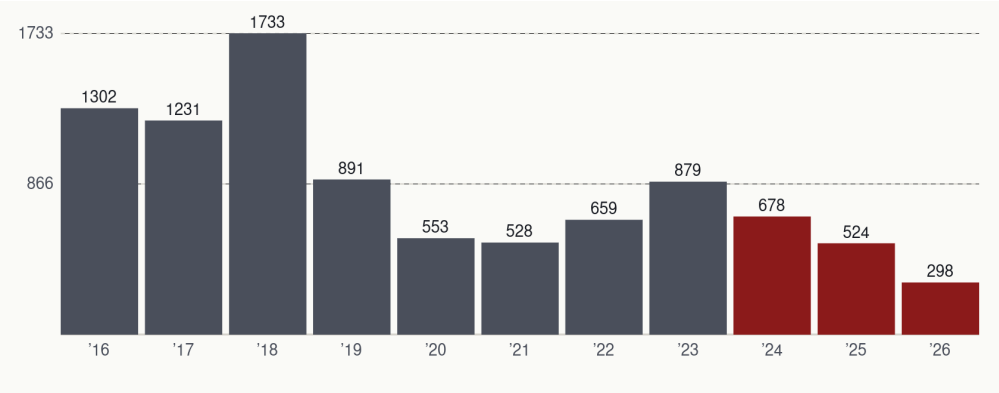
• **The DB-90 rezoning on N Lamar at Beaver (C14-2026-0030 + NPA-2026-0026.01, D4) was recommended on consent.** The request: CS-V-CO-NP to CS-V-CO-DB90-NP for Tracts 1, 2, 3; SF-3-NP to LODB90-NP for Tract 4; staff recommended it *(provisional — transcript)*. Next stop is Council; no Council outcome is asserted.

• **Two more D4 files were recommended on consent.** The North Prosper Center restrictive covenant termination (C14-85-149(RCT)), and the Toyota of North Austin conditional use permit for a building over 100,000 square feet (SPC-2024-0302C), where the Wooten contact team and the applicant both said on the record that they had agreed conditions on noise and traffic *(provisional — transcript)*.

• **Six postponements, three dates.** October 27: the 1221 S IH-35 pair, at the applicant's request. November 10: the Wesley pair, on a staff postponement. December 8: Wickersham Retail and 1405 East Riverside Drive, both at the applicant's request *(provisional — transcript)*. No reason was stated in the consent reading, and this desk reads none into them.

• **The forward docket.** ZAP's October 20 agenda is posted with two items: Park 290 Logistics Center (C14-2026-0054, D1), staff not recommended, and Howard Plaza (C14-2026-0046, D1), staff recommending GR-CO. Preview only — no outcome exists.

• **Data layer: re-certified October 15 with October 13 in the store.** 9,276 heard hearings, 7,822 agent-attributed, data through October 13, 2026, at a measured **99.8% coverage** of the source documents' own item counts since 2016 (weakest year 2020, 98.7%). Every firm and district figure in this issue equals canon. *A count is a floor; a rate is an estimate over the held sample.*



Austin PC + ZAP hearings by year, 2016–2026 (certified). 9,276 hearings across the decade; the 2026 column is the year to date, through October 13. The October 13 Planning Commission rows are in the certified store as provisional, transcript-sourced records and are counted here.

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

TWO TABLES: THE OCTOBER 13 DOCKET, AND THE DESK'S CALLS

Table A sets what the last issue printed for the October 13 Planning Commission beside what the commission did. The last issue went out before the agenda was posted, so it printed the record's carry-over rather than the City's list, and it made no outcome call. Of the five files it carried to October 13 that were on the agenda, none was decided: all five were postponed again, and for every one of them the requester changed — the 1221 S IH-35 pair from a staff postponement to an applicant one, Wickersham Retail from a neighbourhood postponement to an applicant one, and the Wesley pair from a neighbourhood postponement to a staff one. A sixth carried file, the Barton Springs Zone SOS Amendment (C20-2026-008), is not on the posted agenda at all; this desk has not located its next setting. Every outcome is from the automated transcript and carries the label *provisional — transcript*. **Table B** sets the desk's logged calls beside the outcomes.

TABLE A — PC OCTOBER 13 — LAST ISSUE vs THE SITTING (provisional — transcript)

Item	Case	Dist	Agent of record	Last issue printed, beside the October 13 sitting
2	NPA-2026-0009.01 (Wesley Relocation Project)	D1	BOZ Enterprises Unlimited (Hasan Lewis)	Last issue: set for October 13 by the August 25 neighbourhood postponement. Sitting: **postponed to November 10**, a staff postponement. *(provisional — transcript)*
3	C14-2026-0028 (Wesley Property Donation)	D1	BOZ Enterprises Unlimited (Hasan Lewis)	Last issue: set for October 13 by the August 25 neighbourhood postponement. Sitting: **postponed to November 10**, a staff postponement. *(provisional — transcript)*
4	NPA-2026-0026.01 (N. Lamar Blvd. at Beaver St.)	D4	Drenner Group, PC (Leah M. Bojo)	Last issue: not listed (the agenda posted after it went out). Sitting: **recommended on consent**. *(provisional — transcript)*
5	C14-2026-0030 (N. Lamar Blvd. at Beaver St.)	D4	Drenner Group, PC (Leah M. Bojo)	Last issue: not listed (the agenda posted after it went out). Sitting: **recommended on consent**. *(provisional — transcript)*
6	NPA-2026-0021.03 (1221 S. IH-35 Rezoning)	D9	Husch Blackwell, LLP (Lindsey Walker)	Last issue: set for October 13 on staff's postponement from September 22. Sitting: **postponed to October 27**, at the applicant's request. *(provisional — transcript)*
7	C14-2026-0040 (1221 S. IH-35 Rezoning)	D9	Husch Blackwell, LLP (Lindsey Walker)	Last issue: set for October 13 on staff's postponement from September 22. Sitting: **postponed to October 27**, at the applicant's request. *(provisional — transcript)*
8	C14-2026-0016 (Wickersham Retail)	D3	Land Answers, Inc (Jim Witliff)	Last issue: set for October 13 by the August 25 neighbourhood postponement. Sitting: **postponed to December 8**, at the applicant's request. *(provisional — transcript)*
9	C14-2024-0147 (1405 East Riverside Drive)	D9	Drenner Group, PC (Leah M. Bojo)	Last issue: not listed (the agenda posted after it went out). Sitting: **postponed to December 8**, at the applicant's request. *(provisional — transcript)*

Item	Case	Dist	Agent of record	Last issue printed, beside the October 13 sitting
10	C14-85-149(RCT) (Foundation Communities Inc. North Prosper Center)	D4	Foundation Communities, Inc. (Walter Moreau)	Last issue: not listed (the agenda posted after it went out). Sitting: **recommended on consent**. *(provisional — transcript)*
11	SPC-2024-0302C (Toyota of North Austin)	D4	Pam Madere and John McIntyre	Last issue: not listed (the agenda posted after it went out). Sitting: **recommended on consent**. *(provisional — transcript)*

TABLE B — THE DESK'S CALLS (read from the ledger, not written to it)

Sitting	Item	Case	Call (p consent)	Outcome	Grade
PC Oct 13	—	—	No call logged	4 recommended / 6 postponed *(provisional — transcript)*	Nothing to grade — the ledger holds no call for this sitting.
ZAP Oct 6	**2**	C14-2026-0019	not consent (0.2895)	approved *(provisional — transcript)*	**Miss** — written by the ledger's own scoring pass of October 15, 2026; the grade last issue printed provisionally.
ZAP Oct 6	**3**	C14-2026-0057	not consent (0.2895)	approved *(provisional — transcript)*	**Miss** — written by the ledger's own scoring pass of October 15, 2026; the grade last issue printed provisionally.
ZAP Oct 6	**4**	SP-2024-0279C	not consent (0.2895)	approved *(provisional — transcript)*	**Miss** — written by the ledger's own scoring pass of October 15, 2026; the grade last issue printed provisionally.
ZAP Oct 20	**2**	C14-2026-0054	not consent (0.2895)	—	Set to be heard October 20; outcomes publish when the record posts.
ZAP Oct 20	**3**	C14-2026-0046	not consent (0.2895)	—	Set to be heard October 20; outcomes publish when the record posts.

THE DESK'S OWN CALLS — GRADED WHERE THE RECORD ALLOWS, AND NO FURTHER

No call was logged against the October 13 docket, so there is nothing to grade for this sitting, and this issue does not grade it after the fact. **The October 6 calls are now in the ledger's own books:** its scoring pass of October 15, 2026 wrote all three as misses — the base-rate prior of 0.2895 read *not consent*, and all three files were recommended or approved — the same grade last week's issue printed provisionally. The two October 20 calls are open; they were set to be heard October 20, and their outcomes publish when the record posts. **The ledger as it stands:** 31 scored calls, a Brier score of **0.3826** at **29.0%** accuracy against an observed consent rate of **71.0%**. A base rate is not skill, and this one is published because it is measured, not because it is good.

SECTION 1 — COMMISSION WATCH LIST

ONE MOTION, TEN ITEMS: A DB-90 RECOMMENDATION, TWO MORE CONSENT ITEMS, SIX POSTPONEMENTS, AND THE COMMISSION'S OWN BUSINESS

1. THE DB-90 REZONING ON N LAMAR AT BEAVER — RECOMMENDED ON CONSENT (PROVISIONAL)

PC | October 13, 2026 | Item 4 | NPA-2026-0026.01 | N. Lamar Blvd. at Beaver St., D4 | 604, 606, 608, 706 Beaver Street, Little Walnut Creek Watershed; North Lamar Combined Neighborhood Planning Area | Request: Single Family to Mixed Use land use | Staff Rec: Recommended | Agent of record: Drenner Group, PC (Leah M. Bojo) | Consent | RECOMMENDED on consent; carried without objection, no vote count stated | Source: official Swagit transcript video 403811 (provisional — transcript; no approved minutes yet); posted agenda, City of Austin EDIMS id=482781 | Case page: texasentitlement.com/case/npa-2026-0026-01.html

PC | October 13, 2026 | Item 5 | C14-2026-0030 | N. Lamar Blvd. at Beaver St., D4 | 8613, 8609, 8607, 8605 North Lamar Boulevard and 604, 606, 608, 707 Beaver Street, Little Walnut Creek Watershed; North Lamar Combined Neighborhood Planning Area | Request: CS-V-CO-NP to CS-V-CO-DB90-NP for Tracts 1, 2, 3; SF-3-NP to LODB90-NP for Tract 4 | Staff Rec: Recommended | Agent of record: Drenner Group, PC (Leah M. Bojo) | Consent | RECOMMENDED on consent; carried without objection, no vote count stated | Source: official Swagit transcript video 403811 (provisional — transcript; no approved minutes yet); posted agenda, City of Austin EDIMS id=482781 | Case page: texasentitlement.com/case/c14-2026-0030.html

What was asked. On the rezoning, CS-V-CO-NP to CS-V-CO-DB90-NP for Tracts 1, 2, 3; SF-3-NP to LODB90-NP for Tract 4; on the plan amendment, Single Family to Mixed Use land use. The site runs along North Lamar Boulevard and Beaver Street in the North Lamar Combined Neighborhood Planning Area. Staff recommended both *(provisional — transcript)*. This was the rezoning's first setting in the certified store.

What the commission did. Commissioner Ahmed read both items as consent items; no commissioner asked to pull them; and the consent motion carried without objection *(provisional — transcript)*. Public comment was taken on the consent items before the vote; the transcript copy on file does not reproduce it, and this issue does not characterise it. Next stop is Council; this desk asserts no Council outcome.

ALPHA SIGNAL

A DB90 request on a major corridor — including a single-family tract stepping to LO with the same DB90 combining district — cleared the Planning Commission as a consent item, with no discussion *(provisional — transcript)*. Our read, flagged as a read: at this commission, a staff-recommended DB90 file of this shape can move on the consent calendar rather than as a contested discussion item, and for an underwriter that is a timeline fact — one hearing night, not a budget for a fight. It is not a forecast for Council, where no outcome is asserted, and it is not a forecast for the density-bonus tier requests still waiting for October 27 (Woodward's GR-DBC30 and 2020 West Anderson Lane's GR-DBC45-NP). Context only: D4's decade baseline is 470 hearings, 50.2% of decided approved against 46.6% postponed — a district where postponement has been nearly as common as approval.

2. TWO MORE CONSENT ITEMS — A COVENANT TERMINATION AND A LARGE-FORMAT CONDITIONAL USE PERMIT (PROVISIONAL)

PC | October 13, 2026 | Item 10 | C14-85-149(RCT) | Foundation Communities Inc. North Prosper Center, D4 | 601 West Braker Lane, North Lamar/Georgian Acres Combined Neighborhood Planning Area (North Lamar) | Request: To terminate a public restrictive covenant associated with the North Lamar Area Study that requires that the use on the property be limited to a church and daycare. | Staff Rec: Recommended | Agent of record: Foundation Communities, Inc. (Walter Moreau) | Consent | RECOMMENDED on consent | Source: official Swagit transcript video 403811 (provisional — transcript; no approved minutes yet); posted agenda, City of Austin EDIMS id=482781 | Case page: texasentitlement.com/case/c14-85-149-rct.html

PC | October 13, 2026 | Item 11 | SPC-2024-0302C | Toyota of North Austin, D4 | 8400 Research Blvd Service Road, LIttle Walnut Creek Watershed; Wooten Neighborhood Planning Area | Request: Construction of a building over 100,000 square feet | Staff Rec: Recommended | Agent of record: Pam Madere and John McIntyre | Consent | RECOMMENDED on consent | Source: official Swagit transcript video 403811 (provisional — transcript; no approved minutes yet); posted agenda, City of Austin EDIMS id=482781 | Case page: texasentitlement.com/case/spc-2024-0302c.html

Foundation Communities Inc. North Prosper Center (C14-85-149(RCT), D4), at 601 West Braker Lane: a request to terminate a public restrictive covenant associated with the North Lamar Area Study that requires that the use on the property be limited to a church and daycare. Staff recommended it, and the commission recommended it on consent *(provisional — transcript)*. **Toyota of North Austin (SPC-2024-0302C, D4)**, at 8400 Research Blvd Service Road in the Wooten Neighborhood Planning Area: a conditional use permit for the construction of a building over 100,000 square feet. Staff recommended it, and it was recommended on consent. The Wooten contact team and the applicant both said on the record that they had agreed conditions on noise and traffic *(provisional — transcript)*. This desk does not hold the text of those conditions and does not summarise them.

3. SIX POSTPONEMENTS, THREE DATES (PROVISIONAL)

PC | October 13, 2026 | Item 2 | NPA-2026-0009.01 | Wesley Relocation Project, D1 | 1187 Navasota Street, Waller Creek Watershed; Central East Austin Neighborhood Planning Area | Request: Single Family to Neighborhood Mixed Use land use | Staff Rec: Recommended | Agent of record: BOZ Enterprises Unlimited (Hasan Lewis) | Consent | POSTPONED to November 10, 2026, staff request | Source: official Swagit transcript video 403811 (provisional — transcript; no approved minutes yet); posted agenda, City of Austin EDIMS id=482781 | Case page: texasentitlement.com/case/npa-2026-0009-01.html

PC | October 13, 2026 | Item 3 | C14-2026-0028 | Wesley Property Donation, D1 | 1187 Navasota Street, Waller Creek Watershed; Central East Austin Neighborhood Planning Area | Request: SF-3-NP to LO-NP | Staff Rec: Recommended | Agent of record: BOZ Enterprises Unlimited (Hasan Lewis) | Consent | POSTPONED to November 10, 2026, staff request | Source: official Swagit transcript video 403811 (provisional — transcript; no approved minutes yet); posted agenda, City of Austin EDIMS id=482781 | Case page: texasentitlement.com/case/c14-2026-0028.html

PC | October 13, 2026 | Item 6 | NPA-2026-0021.03 | 1221 S. IH-35 Rezoning, D9 | 1400 Lupine Lane, Harper's Branch; East Riverside/Oltorf Combined Neighborhood Planning Area | Request: Single Family to Commercial land use | Staff Rec: Applicant postponement request to October 27, 2026 | Agent of record: Husch Blackwell, LLP (Lindsey Walker) | Consent | POSTPONED to October 27, 2026, applicant request | Source: official Swagit transcript video 403811 (provisional — transcript; no approved minutes yet); posted agenda, City of Austin EDIMS id=482781 | Case page: texasentitlement.com/case/npa-2026-0021-03.html

PC | October 13, 2026 | Item 7 | C14-2026-0040 | 1221 S. IH-35 Rezoning, D9 | 1221 and 1219 1/2 South Interstate Highway 35 Service Road Northbound, 1400 Lupine Lane, Harper's Branch; East Riverside/Oltorf Combined Neighborhood Planning Area | Request: LR-NP and SF-3-NP to CS-NP | Staff Rec: Applicant postponement request to October 27, 2026 | Agent of record: Husch Blackwell, LLP (Lindsey Walker) | Consent | POSTPONED to October 27, 2026, applicant request | Source: official Swagit transcript video 403811 (provisional — transcript; no approved minutes yet); posted agenda, City of Austin EDIMS id=482781 | Case page: texasentitlement.com/case/c14-2026-0040.html

PC | October 13, 2026 | Item 8 | C14-2026-0016 | Wickersham Retail, D3 | 4544 East Oltorf Street, Country Club West Watershed; Pleasant Valley Neighborhood Planning Area | Request: GR-MU-CO to GR-MU-CO, to change conditions of zoning | Staff Rec: Not recommended | Agent of record: Land Answers, Inc (Jim Witliff) | Consent | POSTPONED to December 8, 2026, applicant request | Source: official Swagit transcript video 403811 (provisional — transcript; no approved minutes yet); posted agenda, City of Austin EDIMS id=482781 | Case page: texasentitlement.com/case/c14-2026-0016.html

PC | October 13, 2026 | Item 9 | C14-2024-0147 | 1405 East Riverside Drive, D9 | 1405A, 1405B, and 1507 East Riverside Drive, Harpers Branch and Lady Bird Lake Watersheds; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area | Request: East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict) to East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict), to include the entire lot in the hub boundary, and to increase the maximum building height up to 160 feet through participation in a density bonus program. | Staff Rec: Applicant postponement request to December 8, 2026 | Agent of record: Drenner Group, PC (Leah M. Bojo) | Consent | POSTPONED to December 8, 2026, applicant request | Source: official Swagit transcript video 403811 (provisional — transcript; no approved minutes yet); posted agenda, City of Austin EDIMS id=482781 | Case page: texasentitlement.com/case/c14-2024-0147.html

November 10, staff postponement: the Wesley pair (NPA-2026-0009.01 + C14-2026-0028, D1) at 1187 Navasota Street, Single Family to Neighborhood Mixed Use land use and SF-3-NP to LO-NP; staff's posted recommendation is to recommend. **October 27, applicant postponement:** the 1221 S IH-35 pair (NPA-2026-0021.03 + C14-2026-0040, D9), Single Family to Commercial land use and LR-NP and SF-3-NP to CS-NP; October 27 will be the rezoning's fourth setting in the certified store. **December 8, applicant postponement:** Wickersham Retail (C14-2026-0016, D3) at 4544 East Oltorf Street, GR-MU-CO to GR-MU-CO, to change conditions of zoning, which staff does not recommend, and where neighbourhood speakers opposed a gas station; and 1405 East Riverside Drive (C14-2024-0147, D9), a request to move the site from the East Riverside Corridor Neighborhood Mixed Use subdistrict to the Corridor Mixed Use subdistrict, bring the entire lot into the hub boundary and allow height up to 160 feet through a density bonus program *(provisional — transcript)*.

> **THE ALPHA**
>
> Six of ten items left with a date, and the dates are the information. By this desk's postponement taxonomy, an applicant postponement is a fact and its reason is not; none was stated in the consent reading, so none is inferred here. The Wesley postponement is staff's, on a file staff recommends, and reads as procedural until staff says otherwise. For timelines: model the two December files as a year-end Planning Commission hearing at the earliest, with Council after that. Both D9 files on this agenda sit in the East Riverside/Oltorf Combined Neighborhood Planning Area, and 1405 East Riverside Drive stays on the East Riverside watch with its December 8 date. D9's decade baseline: 917 hearings, 48.2% of decided approved against 46.5% postponed.

4. THE COMMISSION'S OWN BUSINESS — MINUTES, A 2027 CALENDAR, AND TWO THINGS NOT ON FILE

PC | October 13, 2026 | Item 1 (minutes) and Item 12 (2027 schedule) | Source: official Swagit transcript video 403811 (provisional — transcript); posted agenda, EDIMS id=482781

The September 22 minutes were approved on the consent motion *(provisional — transcript)*. This desk has not yet reconciled them against the store, so September 22 outcomes keep their transcript label until it does. **The 2027 calendar was approved** on a separate motion, without objection: second and fourth Tuesdays, and in 2027 a single December meeting with no consent-only meeting *(provisional — transcript)*. **Not on file:** the last issue pointed to the Community Development Commission's first routed rezoning, Woodward (C14-2025-0051, D3), on October 13. This desk holds no record of that meeting; Woodward remains set for the Planning Commission on October 27, eleven settings in the certified store and none a merits vote *(provisional — transcript)*. And the Barton Springs Zone SOS Amendment (C20-2026-008), which the

record carried to October 13, is not on the posted agenda.

SECTION 2 — STRATEGIC WATCH LIST

FIVE DATES, IN ORDER, EACH WITH ITS EVIDENCE GRADE

ZAP | October 20, 2026 (forward — not yet heard) | Item 2 | C14-2026-0054 | Park 290 Logistics Center, D1 | 11653 Decker Lane and 9921 and 9931 East US Highway 290 Service Road Eastbound | Request: CH-CO to LI | Staff Rec: Not recommended | Agent of record: Jackson Walker L.L.P. (Pamela Madere) | Source: posted agenda, City of Austin EDIMS id=483305; no outcome exists | Case page: texasentitlement.com/case/c14-2026-0054.html

ZAP | October 20, 2026 (forward — not yet heard) | Item 3 | C14-2026-0046 | Howard Plaza, D1 | 3127 East Howard Lane | Request: W/LO to GR | Staff Rec: GR-CO | Agent of record: none listed (owner-applicant) | Source: posted agenda, City of Austin EDIMS id=483305; no outcome exists | Case page: texasentitlement.com/case/c14-2026-0046.html

OCTOBER 20 — ZAP (agenda posted). Two public hearings. **Park 290 Logistics Center** (C14-2026-0054, D1), CH-CO to LI, which staff does not recommend. **Howard Plaza** (C14-2026-0046, D1), W/LO to GR, where staff recommends GR-CO; its public hearing was closed in September *(certified — approved minutes)*. Preview only: no outcome exists, and the desk's two logged calls are open until the record posts.

OCTOBER 27 — PLANNING COMMISSION. The record carries six files: 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); 1221 S. IH-35 Rezoning (C14-2026-0040, D9); 1221 S. IH-35 Rezoning (NPA-2026-0021.03, D9) *(provisional — transcript)*. The agenda is not posted, so this is the record's carry-over, not the City's list. 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 in it.

NOVEMBER 2 (MONDAY) — ZAP SPECIAL CALLED MEETING. November 3 is Election Day, so ZAP's first November meeting moves to the Monday *(provisional — transcript)*.

NOVEMBER 10 — PLANNING COMMISSION. Nirvana Retirement Complex (SPC-2026-0116A, D1); Wesley Property Donation (C14-2026-0028, D1); Wesley Relocation Project (NPA-2026-0009.01, D1) *(provisional — transcript)*.

DECEMBER 8 — PLANNING COMMISSION. 1405 East Riverside Drive (C14-2024-0147, D9); Wickersham Retail (C14-2026-0016, D3), both on applicant postponements *(provisional — transcript)*.

THE CODE WATCH. The Comprehensive Plan Joint Committee received a staff presentation on the Place Types initiative; it was a committee briefing, not an action, and no commission date for it is on the record *(provisional — transcript)*. The convenience-storage item floated at ZAP on October 6 still has no date. **THE DENSITY-BONUS WATCH.** October 13 put one DB90 request through the Planning Commission on consent; October 27 is where the DBC tiers are next tested. **THE RECORD-POSTING WATCH. Still open:** PC October 13, transcript only (in the certified store as provisional rows); ZAP October 6, transcript only (in the store, provisional); PC September 22, minutes approved October 13 and not yet reconciled by this desk.

SECTION 3 — DISTRICT FRICTION INDEX

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

Ten-year baselines (2016–October 13, 2026) trace to the ADW certified Districts & Submarkets recompute of October 15 (9,276 hearings, 7,822 agent-attributed; verify_publish PASS; data through 2026-10-13) and equal canon §1; they include the October 13 rows. Approved / Postponed are shares of decided cases; a count is a floor, a rate is an estimate over the held sample. Status is editorial; each row's evidence keeps its own grade. The certified leaderboard reference follows the table.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D4	N Central / Airport / N Lamar	470	50.2%	46.6%	GREEN	**Every recommendation of October 13 was a D4 file — four of them, on consent** *(provisional — transcript)*: the N Lamar at Beaver pair (NPA-2026-0026.01 + C14-2026-0030, a DB90 request), the North Prosper Center covenant termination (C14-85-149(RCT)) and the Toyota of North Austin conditional use permit (SPC-2024-0302C). Next stop for each is Council; no Council outcome is asserted. 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)*.
D3	E Riverside / Govalle / Johnston Terr.	1,731	32.0%	63.6%	RED	**Wickersham Retail (C14-2026-0016) moved to December 8 at the applicant's request**; staff's posted recommendation is not recommended, and neighbourhood speakers opposed a gas station *(provisional — transcript)*. Woodward (C14-2025-0051), eleven settings in the certified store and none a merits vote, is set for the Planning Commission on October 27 *(provisional — transcript)*; this desk has no record on file of the Community Development Commission's October 13 meeting.
D9	Central / N University / E Riverside	917	48.2%	46.5%	YELLOW	**Both D9 files on October 13 were postponed at the applicant's request** *(provisional — transcript)*: the 1221 S IH-35 pair (NPA-2026-0021.03 + C14-2026-0040) to October 27, and 1405 East Riverside Drive (C14-2024-0147), an East Riverside Corridor subdistrict change with height up to 160 feet through a density bonus program, to December 8. Phoenix Motor Works (C14-2026-0026) stands recommended *(provisional — transcript)*; no Council outcome is asserted.
D1	NE / E Austin / Airport-MLK	1,356	53.2%	36.0%	YELLOW	**The Wesley pair (NPA-2026-0009.01 + C14-2026-0028) moved to November 10 on a staff postponement**, staff's posted recommendation being to recommend *(provisional — transcript)*. October 20, ZAP: Park 290 Logistics Center (C14-2026-0054), CH-CO to LI, staff not recommended, and Howard Plaza (C14-2026-0046), its public hearing closed in September *(certified — approved minutes)*. November 10 also holds Nirvana Retirement Complex (SPC-2026-0116A) *(provisional — transcript)*.
D8	Loop 360 / Westlake / Eanes Creek	337	48.2%	44.3%	YELLOW	No D8 file on October 13. The self-storage rezoning at 3601 Davis Lane (C14-2026-0057), recommended at ZAP on October 6 over staff's recommendation, is now in the certified store *(provisional — transcript)*; next stop is Council, and no Council outcome is asserted.
D2	S Congress / Del Valle / Sweetbriar	865	49.0%	41.9%	YELLOW	No D2 file on October 13. Dalton Airport Overlay (C14-2026-0019) stands recommended from ZAP October 6 *(provisional — transcript)*; the Congress Views pair (NPA-2025-0020.04 + C14-2025-0096) remains indefinitely postponed *(August 25 minutes — approved September 8)*.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D5	SW Austin / IH-35 / Ben White	518	59.1%	31.7%	GREEN	No D5 file on October 13. The Barton Springs Zone SOS Amendment (C20-2026-008), which the record carried to October 13 on staff's August 25 postponement *(August 25 minutes — approved September 8)*, is not on the posted October 13 agenda; this desk has not located its next setting.
D6	Far NW / Anderson Mill / McNeil	307	56.8%	34.1%	YELLOW	12900 North US 183 (C14-2026-0022) remains off the calendar on the applicant's indefinite postponement *(certified — approved minutes)*.
D7	N Central / Burnet / N Lamar	703	52.8%	37.3%	GREEN	Quiet; no D7 file on a posted forward agenda.
D10	NW / Far West	456	53.0%	40.2%	GREEN	Quiet. Rawson Saunders School (SPC-2026-0213A) stands approved *(provisional — transcript)*; no D10 file on a posted forward agenda.
DT	Downtown core / Rainey / Conv. Ctr.	—	—	—	YELLOW	No downtown file on a posted forward agenda.

CERTIFIED LEADERBOARD REFERENCE (canon §1.1; 10-yr, deduped)

Certified leaderboard, top three by 10-yr volume	Hearings	Approved % (decided)	Postponed % (decided)
Drenner Group	924	42.5%	56.9%
Armbrust & Brown	735	35.7%	63.5%
Thrower Design	620	37.1%	61.4%

SCORECARD OF THE WEEK

SCORECARD OF THE WEEK — THE ROTATION'S PICK, FROM THE CERTIFIED RECORD

Featured by the firm-neutral rotation — firm: **Alice Glasco Consulting**

352	39.5%	60.2%	81	D3 / D1
10-yr hearings	Approval (decided)	Postponement	Recent (2024+)	Concentration

From the certified 10-year Planning Commission and Zoning & Platting record (D3(119); D1(77); D2(50) 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, and unconnected to this week's docket. **Full scorecards: Pro** — per attorney and per firm, filterable by district, framework and year.

ANALYST NOTE

A consent-only night is easy to under-read. On a night that lasted a quarter of an hour, ten public hearings went through on one motion, and nobody asked to pull a single item. That is not an absence of news. It is the commission sorting its docket: the files it treats as settled for now, and the files it is willing to let wait. Four left with a recommendation and six left with a date.

The recommendation worth carrying is the DB90 file on North Lamar, because of how it moved, not only that it moved. The dates worth carrying are the postponements. October 27, November 10 and December 8 now hold most of what this sitting did not decide. Four of the six were applicant postponements recorded without reasons, and this desk does not supply reasons the record does not give.

The label matters again. Every October 13 fact here comes from the meeting's automated transcript. There are no approved minutes yet, the motion carried without objection, and no count was stated, so none is printed. The minutes will settle it.

What to watch next. October 20: ZAP's two items, one of them a request staff does not recommend. October 27: the density-bonus cluster and the 1221 S IH-35 pair. November 2: ZAP's Monday meeting. November 10 and December 8: the

files this sitting sent forward. **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 — 9,276 Planning Commission and Zoning & Platting hearings, 2016 through October 13, 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

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, $899 the pair.** Live at **texasentitlement.com/the-10-year-records.html**.