Sources: ADW entity database, gate-certified recompute of October 22 (9,278 hearings; verify_publish PASS; **data through 2026-10-20**) — it holds the October 20 sitting as two provisional, transcript-sourced rows | **October 20 Zoning and Platting Commission**, official Swagit voice-to-text transcript (video 404518) and posted agenda (EDIMS id=483305); **no minutes yet**, so every October 20 outcome is labelled provisional — transcript | **October 6 Zoning and Platting Commission**, approved minutes | ZAP November 2 cancellation notice | **October 27 Planning Commission**, posted agenda (EDIMS id=483771) — forward docket, no outcome exists | ADW prediction ledger (read, not written). The Planning Commission did not sit this week. No Council outcome is asserted ahead of the adopted-ordinance record.

A MONTH FOR PARK 290: ZAP POSTPONES THE INDUSTRIAL REZONING OF A VACANT CLASS A PARK TO NOVEMBER 17 AS STAFF DEFENDS THE NORTHEAST DISTRICT PLAN; HOWARD PLAZA RECOMMENDED GR-CO (PROVISIONAL)

The Zoning and Platting Commission sat on Tuesday, October 20, with two public hearings, both in District 1. The one to carry out of the room is **Park 290 Logistics Center (C14-2026-0054, D1)**: the owner of a delivered, four-building Class A industrial park, one building leased and three vacant, asked to rezone it so it can take manufacturing tenants; staff recommended against both the original and the amended request, citing the Northeast District Plan and a proposed Green Line station; and the commission, with staff saying it was open to more time, postponed the case to November 17 *(provisional — transcript)*. Howard Plaza (C14-2026-0046) was recommended as GR-CO with amendments, 6-2 as stated by the chair *(provisional — transcript)*.

EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

• **Park 290 (C14-2026-0054, D1) postponed to November 17 on the commission's own motion.** Staff does not recommend the original LI request or the October 15 amendment to IP (Industrial Park), and said it was open to a postponement because the amended request had just arrived. The chair called the voice vote unanimous; no count was stated, and none is printed *(provisional — transcript)*.

• **The ask, on the record.** The applicant described a four-building Class A park of about 762,000 square feet, ready for tenants since January 2025, with one building (about 11% of the park) leased and three vacant, and said it is seeking manufacturing users; it offered to keep the existing conditional overlay on trips. Staff's case: the Northeast District Plan Council initiated in 2020, an Imagine Austin activity center, under a third of a mile to the hike-and-bike trail and under half a mile to the proposed Wild Horse Green Line station, and an LI request next door denied in 2023 and granted CS instead *(provisional — transcript)*.

• **Howard Plaza (C14-2026-0046, D1) recommended GR-CO with amendments, 6-2 as stated by the chair** (dissenters not named): theater and restaurant (general) added as prohibited uses, and the existing W/LO height, setback and impervious-cover standards kept. Its third setting. Next stop is Council; no Council outcome is asserted *(provisional — transcript)*.

• **The record caught up on October 6.** ZAP's approved October 6 minutes now confirm all three outcomes printed on October 8: Dalton Airport Overlay on consent, 9-0; 3601 Davis Lane's CS-CO with prohibited uses, 8-1; the Harris Branch E-35A extension on consent, 8-1 *(certified — approved minutes)*. ZAP's November 2 meeting is cancelled; its next sitting is November 17.

• **The forward docket.** The Planning Commission's October 27 agenda is posted with twelve public hearings — the density-bonus requests among them — and a staff briefing on the City–UT interlocal agreement for the Brackenridge tract and Lions Municipal Golf Course. Preview only; no outcome exists.

• **Data layer: re-certified October 22 with October 20 in the store.** 9,278 heard hearings, 7,823 agent-attributed, data through October 20, 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.*

THE SCOREBOARD — CALLED LAST WEEK, AND WHAT HAPPENED

TWO TABLES: THE DOCKETS WE PRINTED, AND THE DESK'S CALLS

Table A sets what the last two issues printed beside what the record now says. For October 20 the last issue printed a preview and made no outcome call; both outcomes come from the automated transcript and carry the label *provisional — transcript*. For October 6, the approved minutes are now posted, and they confirm all three outcomes this desk printed provisionally on October 8. **One correction to the calendar:** the last issue listed a ZAP special called meeting on Monday, November 2. The City has posted a cancellation notice, and the chair said on October 20 that the commission's next meeting is November 17. **Table B** sets the desk's logged calls beside the outcomes.

TABLE A — LAST ISSUE vs THE RECORD (labels per row)

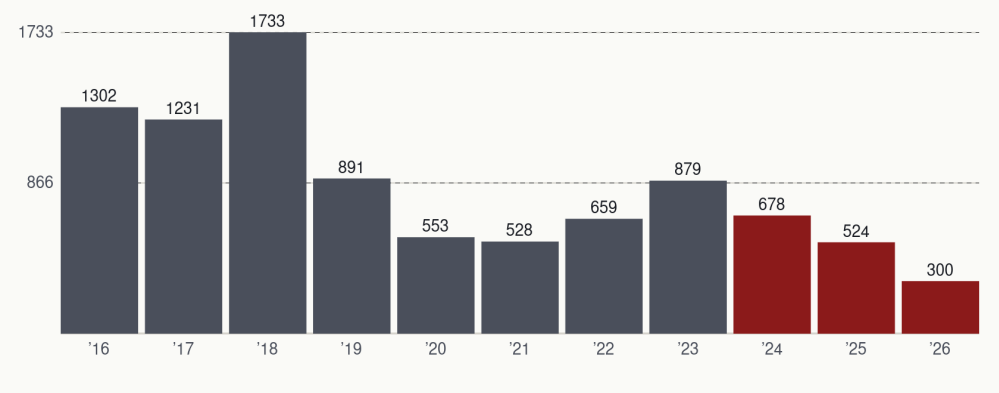
Item	Case	Dist	Agent of record	Last issue printed, beside what the record now says
2	C14-2026-0054 (Park 290 Logistics Center)	D1	Jackson Walker L.L.P. (Pamela Madere)	Last issue: previewed (forward docket, no outcome): CH-CO to LI, staff not recommended. Sitting: **postponed to November 17** on the commission's own motion; no count stated. *(provisional — transcript)*
3	C14-2026-0046 (Howard Plaza)	D1	None of record (owner-applicant)	Last issue: previewed (forward docket, no outcome): W/LO to GR, staff recommending GR-CO. Sitting: **recommended GR-CO with amendments**, 6-2 as stated by the chair. *(provisional — transcript)*
Oct 6 2	C14-2026-0019 (Dalton Airport Overlay)	D2	Winstead PC (Micah King)	Printed October 8: recommended *(provisional — transcript)*. Approved minutes now confirm: **approved on consent**, 9-0. *(certified — approved minutes)*
Oct 6 3	C14-2026-0057 (3601 Davis Lane)	D8	Armbrust & Brown, PLLC (Michael Whellan)	Printed October 8: recommended *(provisional — transcript)*. Approved minutes now confirm: **applicant's CS-CO with prohibited uses approved**, 8-1 (Commissioner Boone nay). *(certified — approved minutes)*
Oct 6 4	SP-2024-0279C (Harris Branch E-35A Condominiums)	D1	Jonathan Fleming	Printed October 8: recommended *(provisional — transcript)*. Approved minutes now confirm: **extension approved on consent**, 8-1 (Commissioner Major nay). *(certified — approved minutes)*

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

Sitting	Item	Case	Call (p consent)	Outcome	Grade
ZAP Oct 20	**2**	C14-2026-0054	not consent (0.2895)	postponed *(provisional — transcript)*	**Hit (provisional)** — graded here against the transcript only; the ledger's own scoring pass has not run on October 20, and nothing was written to it.
ZAP Oct 20	**3**	C14-2026-0046	not consent (0.2895)	recommended *(provisional — transcript)*	**Miss (provisional)** — graded here against the transcript only; the ledger's own scoring pass has not run on October 20, and nothing was written to it.
PC Oct 27	—	—	No call logged	—	Heard 2026-10-27; outcomes publish when the record posts. The ledger holds no call for this docket.

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

The two October 20 calls were the base-rate prior (0.2895), which reads *not consent* — and the ledger counts a file as consent only when it is recommended or approved at its first decided hearing. Against the transcript, that is **one hit and one miss, provisionally**: the postponement matched the call, the recommendation did not. These grades are this issue's, not the ledger's; its own scoring pass has not run on October 20, and nothing was written to it. No call was logged against the October 27 docket; it is heard October 27, and outcomes publish when the record posts. **The ledger as of its last scoring pass (October 15, 2026):** 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.



Austin PC + ZAP hearings by year, 2016–2026 (certified). 9,278 hearings across the decade; the 2026 column is the year to date, through October 20. The October 20 Zoning and Platting rows are in the certified store as provisional, transcript-sourced records and are counted here.

SECTION 1 — COMMISSION WATCH LIST

ZAP, OCTOBER 20: AN INDUSTRIAL PARK GETS A MONTH, A RETAIL REZONING GETS ITS CONDITIONS, AND THE CALENDAR MOVES

1. PARK 290 LOGISTICS CENTER — POSTPONED TO NOVEMBER 17 ON THE COMMISSION'S MOTION (PROVISIONAL)

What was asked. CH-CO to LI on about 66 acres at 11653 Decker Lane and 9921 and 9931 East US Highway 290 Service Road Eastbound, some 1,000 feet southwest of the US 290 / SH 130 interchange. Staff told the commission the request was amended on October 15 to IP (Industrial Park) *(provisional — transcript)*. This was the file's first setting in the certified store.

What staff said. Staff does not recommend the original LI request or the revised IP request. Its reasons, as presented: the tract is in the Northeast District Planning Area, which Council initiated in 2020, and an Imagine Austin activity center; it is less than a third of a mile from the hike-and-bike trail and less than half a mile from the proposed Wild Horse Green Line station; and in 2023 an LI request next door was denied and that property was granted CS, a commercial district, instead. Staff called the existing CH-CO zoning a reasonable use of the property *(provisional — transcript)*.

What the applicant said. A four-building Class A development of about 762,000 square feet, delivered and ready for tenants since January 2025; one building — about 11% of the park — leased, and the other three vacant. The applicant said the market for logistics-only tenants has been hard and that it is seeking manufacturing users, which the current zoning does not reach; it said it would be fine keeping the existing conditional overlay on trips *(provisional — transcript)*.

What the commission did. Commissioners worked through which industrial uses IP would add over CH. Staff then said it had conferred and was open to a postponement, since the amended request had arrived only the Thursday before, and committed to work with the applicant toward common ground. A commissioner moved to postpone to November 17; the chair called the voice vote unanimous. No count was stated, and none is printed *(provisional — transcript)*. This desk reads it as a commission postponement on its own motion — procedural by our taxonomy, not a signal for or against the file.

ALPHA SIGNAL

The signal is the shape of the ask, not the outcome. A delivered Class A distribution park — one building in four leased, on the applicant's own account — is asking for industrial zoning so it can lease to manufacturers, on land staff is holding for a district plan and a proposed Green Line station. Two pressures meet on this file: owners of new, vacant warehouse space reaching for manufacturing tenants, and a planning department defending a station-area vision before the plan is finished. Our read, flagged as a read: if the leasing softness described on the record is general, expect more requests of this shape along the SH 130 / US 290 corridor, and expect staff to test each against the Northeast District Plan. For underwriting, nothing is decided: model ZAP on November 17, then Council, and do not price the added industrial uses until a recommendation exists. No Council outcome is asserted. Context only: D1's decade baseline is 1,358 hearings, 53.2% of decided approved against 36.1% postponed.

ZAP | October 20, 2026 | 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 | Outcome: POSTPONED to November 17, 2026 on the commission's motion; voice vote the chair called unanimous, no count stated | Source: official Swagit transcript video 404518 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483305 | Agent of record: Jackson Walker L.L.P. (Pamela Madere) | Case page: texasentitlement.com/case/c14-2026-0054.html

2. HOWARD PLAZA — RECOMMENDED GR-CO WITH AMENDMENTS, 6-2 (PROVISIONAL)

The file. W/LO to GR at 3127 East Howard Lane; staff recommends GR-CO. October 20 was its third setting: it was postponed on August 4 at a neighbour's request and on September 15 at the adjoining owner's request. The owner is the applicant, and there is no agent of record.

What the commission did. An adjoining homeowner spoke in opposition and asked the commission to add theater, restaurant (general) and indoor entertainment as prohibited uses and to keep the existing W/LO building height, setback and impervious-cover limits. The owner agreed on the record to no restaurant (general) and no theater. The motion recommended staff's GR-CO, added theater and restaurant (general) as prohibited uses, and kept the W/LO height, setback and impervious-cover standards; indoor entertainment was not made a conditional use. It passed 6-2, as stated by the chair; the dissenters were not named *(provisional — transcript)*. Next stop is Council; this desk asserts no Council outcome.

> **THE ALPHA**
>
> Three settings, two neighbour-side postponements, then a recommendation built from conditions the owner accepted at the dais. By our taxonomy that is a negotiation finishing, not a fight. The read for a small commercial rezoning that backs onto single-family homes: budget for the prohibited-use list and the retained site standards to be the price of the recommendation, and expect them to travel with the file to Council.

ZAP | October 20, 2026 | Item 3 | C14-2026-0046 | Howard Plaza, D1 | 3127 East Howard Lane | Request: W/LO to GR | Staff Rec: GR-CO | Outcome: RECOMMENDED GR-CO with theater and restaurant (general) prohibited and W/LO site development standards retained; 6-2 as stated by the chair | Source: official Swagit transcript video 404518 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483305 | Agent of record: none of record (owner-applicant) | Case page: texasentitlement.com/case/c14-2026-0046.html

3. THE COMMISSION'S OWN BUSINESS — A 2027 CALENDAR, NO NOVEMBER 2 MEETING, AND OCTOBER 6 CONFIRMED

The 2027 calendar was approved on its own motion *(provisional — transcript)*. **November 2 is cancelled:** the City's cancellation notice is on file, and the chair said the next meeting is November 17, where Park 290 returns and the commission expects to hear about traffic impact analyses *(provisional — transcript)*. **The October 6 minutes were approved** on the consent agenda, and they confirm what this desk printed on October 8: Dalton Airport Overlay (C14-2026-0019, D2) approved on consent, 9-0; 3601 Davis Lane (C14-2026-0057, D8), the applicant's CS-CO with prohibited uses, approved 8-1, Commissioner Boone voting nay; and the Harris Branch E-35A site plan extension (SP-2024-0279C, D1) approved on consent, 8-1, Commissioner Major voting nay *(certified — approved minutes)*. Both rezonings go to Council; no Council outcome is asserted.

ZAP | October 20, 2026 | 2027 schedule; minutes of October 6 | Source: official Swagit transcript video 404518 (provisional — transcript); ZAP November 2, 2026 cancellation notice; ZAP October 6, 2026 approved minutes | Agents of record for the October 6 files appear in the Scoreboard, Table A

SCORECARD OF THE WEEK

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

Featured by the firm-neutral rotation — attorney: **John M. Joseph**

96	18.7%	81.3%	0	D3 / D5
10-yr hearings	Approval (decided)	Postponement	Recent (2024+)	Concentration

From the certified 10-year Planning Commission and Zoning & Platting record (D3(61); (none)(9); D5(8) 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.

SECTION 2 — STRATEGIC WATCH LIST

THE OCTOBER 27 DOCKET, A UT BRIEFING, AND THE STORYLINES THEY CARRY

OCTOBER 27 — PLANNING COMMISSION (agenda posted). Twelve public hearings and a staff briefing; preview only, and no outcome exists for any of them. The agenda also carries the October 13 minutes for approval. **The density-bonus files:** Woodward Mixed Use Flats (C14-2025-0051, D3), MF-3 to GR-DBC30 with staff recommending GR-CO-DBC30, its twelfth setting to come and none a merits vote; 2020 West Anderson Lane (C14-2026-0050, D4), GR-CO-NP to GR-DBC45-NP, staff recommended; and the Steck Avenue pair (NPA-2026-0031.01 + C14-2026-0047, D7), LI to CS-DBC-45, staff recommendation pending and a staff postponement request memo in the backup. **The carried files:** the Airport & Koenig pair (NPA-2025-0018.02 + C14-2025-0115, D4), CS-NP to LI-PDA-NP, with an applicant postponement request memo in the backup; and the 1221 S IH-35 pair (NPA-2026-0021.03 + C14-2026-0040, D9), LR-NP and SF-3-NP to CS-NP, staff recommending CS-CO-NP. **The rest:** W. 35th (C14-2026-0056, D10), LO-NP to LR-NP, staff recommending LR-CO-NP; Menchaca (C14-2026-0059, D5), LO to LR, staff recommending LR-CO; the Barton Skyway covenant amendment (C14-95-0170(RCA), D8) with an applicant postponement request to December 15; and the Higher Spirits Rooftop Lounge conditional use permit (SPC-2026-0258A, D3), staff recommended.

THE MUNY BRIEFING (Item 14). Staff will brief the Planning Commission on proposed amendments to the interlocal agreement between the City and the University of Texas for the Brackenridge tract — the area bounded by Lady Bird Lake, Enfield Road and 8th Street, and Veterans Drive and Hearn Street. The agreement covers the conveyance of Lions Municipal Golf Course (Muny), development regulations, the vacation of City rights-of-way, a regulating plan and a tax increment reinvestment zone (TIRZ). It is a briefing, not an action; this desk will carry what is said into the record when the transcript posts.

THE ZAP CALENDAR. No ZAP meeting on November 2 (cancellation notice on file); the next sitting is November 17, with Park 290 Logistics Center returning. **THE PC CALENDAR.** November 10: Nirvana Retirement Complex (SPC-2026-0116A, D1); Wesley Property Donation (C14-2026-0028, D1); Wesley Relocation Project (NPA-2026-0009.01, D1). December 8: 1405 East Riverside Drive (C14-2024-0147, D9); Wickersham Retail (C14-2026-0016, D3) *(provisional — transcript)*.

THE CDC WATCH. Woodward is the file Council Resolution 20260423-039 routed to the Community Development Commission — the review of rezonings on sites with existing multifamily — and it was the CDC's first such item, on October 13. This desk holds no CDC outcome and asserts none; October 27 is the file's next Planning Commission date. **THE DENSITY-BONUS WATCH.** Citywide DBC is now showing up in the requests themselves: -DBC30 on Woodward, -DBC45 on West Anderson Lane and Steck Avenue. **THE EAST RIVERSIDE WATCH.** The 1221 S IH-35 pair sits in the East Riverside/Oltorf planning area, as does Woodward; 1405 East Riverside Drive stays set for December 8. **THE CODE WATCH.** At ZAP, the Comprehensive Plan Joint Committee reported that the comprehensive plan is heading to public hearings over the next couple of months *(provisional — transcript)*; the draft Place Types Map is expected in mid-2027. **THE RECORD-POSTING WATCH.** Still open: ZAP October 20, transcript only (in the store as provisional rows); PC October 13, transcript only, its minutes up for approval on October 27. Closed this week: ZAP October 6, approved minutes.

PC | October 27, 2026 (forward — not yet heard) | Item 2 | NPA-2025-0018.02 | Airport and Koenig Multifamily, D4 | Request: Commercial to Mixed Use land use | Staff Rec: Recommendation pending | Source: posted agenda, City of Austin EDIMS id=483771; no outcome exists | Agent of record: DuBois, Bryant & Campbell, L.L.P. (David Hartman) | Case page: texasentitlement.com/case/npa-2025-0018-02.html

PC | October 27, 2026 (forward — not yet heard) | Item 3 | C14-2025-0115 | Airport and Koenig Multifamily, D4 | Request: CS-NP to LI-PDA-NP | Staff Rec: Recommendation pending | Source: posted agenda, City of Austin EDIMS id=483771; no outcome exists | Agent of record: DuBois, Bryant & Campbell, L.L.P. (David Hartman) | Case page: texasentitlement.com/case/c14-2025-0115.html

PC | October 27, 2026 (forward — not yet heard) | Item 4 | NPA-2026-0021.03 | 1221 S IH-35 Rezoning, D9 | Request: Single Family to Commercial land use | Staff Rec: Recommended | Source: posted agenda, City of Austin EDIMS id=483771; no outcome exists | Agent of record: Husch Blackwell, LLP (Lindsey Walker) | Case page: texasentitlement.com/case/npa-2026-0021-03.html

PC | October 27, 2026 (forward — not yet heard) | Item 5 | C14-2026-0040 | 1221 S IH-35 Rezoning, D9 | Request: LR-NP and SF-3-NP to CS-NP | Staff Rec: Staff recommends LR-NP and SF-3-NP to CS-CO-NP for Tract 1; SF- 3-NP to CS-CO-NP for Tract 2 | Source: posted agenda, City of Austin EDIMS id=483771; no outcome exists | Agent of record: Husch Blackwell, LLP (Lindsey Walker) | Case page: texasentitlement.com/case/c14-2026-0040.html

PC | October 27, 2026 (forward — not yet heard) | Item 6 | NPA-2026-0031.01 | 3405 and 3405 ½ Steck Ave Rezoning, D7 | Request: Neighborhood Node to Mixed Use Activity HUB/Corridor | Staff Rec: Recommendation pending | Source: posted agenda, City of Austin EDIMS id=483771; no outcome exists | Agent of record: Dubois, Bryant and Campbell, LLP (David Hartman) | Case page: texasentitlement.com/case/npa-2026-0031-01.html

PC | October 27, 2026 (forward — not yet heard) | Item 7 | C14-2026-0047 | 3405 and 3405 ½ Steck Ave Rezoning, D7 | Request: LI to CS-DBC-45 | Staff Rec: Recommendation pending | Source: posted agenda, City of Austin EDIMS id=483771; no outcome exists | Agent of record: Dubois, Bryant and Campbell, LLP (David Hartman) | Case page: texasentitlement.com/case/c14-2026-0047.html

PC | October 27, 2026 (forward — not yet heard) | Item 8 | C14-2025-0051 | Woodward Mixed Use Flats, D3 | Request: MF-3 to GR-DBC30 | Staff Rec: Staff recommends GR-CO-DBC30 | Source: posted agenda, City of Austin EDIMS id=483771; no outcome exists | Agent of record: Thrower Design LLC (Victoria Haase) | Case page: texasentitlement.com/case/c14-2025-0051.html

PC | October 27, 2026 (forward — not yet heard) | Item 9 | C14-2026-0050 | 2020 West Anderson Lane, D4 | Request: GR-CO-NP to GR-DBC45-NP | Staff Rec: Recommended | Source: posted agenda, City of Austin EDIMS id=483771; no outcome exists | Agent of record: Alice Glasco Consulting (Alice Glasco) | Case page: texasentitlement.com/case/c14-2026-0050.html

PC | October 27, 2026 (forward — not yet heard) | Item 10 | C14-2026-0056 | W. 35th, D10 | Request: LO-NP to LR-NP | Staff Rec: Staff recommends LR-CO-NP | Source: posted agenda, City of Austin EDIMS id=483771; no outcome exists | Agent of record: Keepers Land Planning (Ricca Keepers) | Case page: texasentitlement.com/case/c14-2026-0056.html

PC | October 27, 2026 (forward — not yet heard) | Item 11 | C14-2026-0059 | Menchaca, D5 | Request: LO to LR | Staff Rec: Staff recommends LR-CO | Source: posted agenda, City of Austin EDIMS id=483771; no outcome exists | Agent of record: Keepers Land Planning (Ricca Keepers) | Case page: texasentitlement.com/case/c14-2026-0059.html

PC | October 27, 2026 (forward — not yet heard) | Item 12 | C14-95-0170(RCA) | 1301, 1301 ½ S Mopac Expy Svrd NB and 2976 Barton Skwy RC Amendment, D8 | Request: Amend Restrictive Covenant | Staff Rec: Applicant postponement request to December 15, 2026 | Source: posted agenda, City of Austin EDIMS id=483771; no outcome exists | Agent of record: Dubois, Bryant and Campbell, LLP (David Hartman) | Case page: texasentitlement.com/case/c14-95-0170-rca.html

PC | October 27, 2026 (forward — not yet heard) | Item 13 | SPC-2026-0258A | Higher Spirits Rooftop Lounge, D3 | Request: CUP For Cocktail Lounge (Expansion) | Staff Rec: Recommended | Source: posted agenda, City of Austin EDIMS id=483771; no outcome exists | Agent of record: UTE Consultants, Inc. (Joan Ternus Angil, P.E.) | Case page: texasentitlement.com/case/spc-2026-0258a.html

SECTION 3 — DISTRICT FRICTION INDEX

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

Ten-year baselines (2016–October 20, 2026) trace to the ADW certified Districts & Submarkets recompute of October 22 (9,278 hearings, 7,823 agent-attributed; verify_publish PASS; data through 2026-10-20) and equal canon §1; they include the October 20 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
D1	NE / E Austin / Airport-MLK	1,358	53.2%	36.1%	YELLOW	**Both ZAP files of October 20 were D1.** Park 290 Logistics Center (C14-2026-0054), an industrial rezoning on a delivered Class A park that staff does not recommend, was postponed to November 17 on the commission's own motion; Howard Plaza (C14-2026-0046) was recommended GR-CO with amendments, 6-2 as stated *(provisional — transcript)*. Harris Branch E-35A's extension: approved minutes now confirm it *(certified — approved minutes)*. November 10 holds the Wesley pair and Nirvana Retirement Complex *(provisional — transcript)*.
D4	N Central / Airport / N Lamar	470	50.2%	46.6%	YELLOW	**October 27 carries two D4 files.** The Airport & Koenig pair (NPA-2025-0018.02 + C14-2025-0115), CS-NP to LI-PDA-NP, staff recommendation pending, an applicant postponement request memo in the backup — its seventh setting to come, none a merits vote so far; and 2020 West Anderson Lane (C14-2026-0050), GR-CO-NP to GR-DBC45-NP, staff recommended. Preview only.
D3	E Riverside / Govalle / Johnston Terr.	1,731	32.0%	63.6%	RED	**Woodward (C14-2025-0051) returns October 27 for its twelfth setting**, eleven so far and none a merits vote: MF-3 to GR-DBC30, staff recommending GR-CO-DBC30. Higher Spirits Rooftop Lounge (SPC-2026-0258A), a cocktail-lounge CUP expansion at 400 Comal, staff recommended. Wickersham Retail stays set for December 8 *(provisional — transcript)*. Preview only.
D9	Central / N University / E Riverside	917	48.2%	46.5%	YELLOW	**The 1221 S IH-35 pair (NPA-2026-0021.03 + C14-2026-0040) is back October 27**, its fourth setting, with staff recommending the plan amendment and CS-CO-NP on the rezoning; the site sits in the East Riverside/Oltorf planning area. 1405 East Riverside Drive stays set for December 8 *(provisional — transcript)*. Preview only.
D7	N Central / Burnet / N Lamar	703	52.8%	37.3%	YELLOW	**New on October 27: the Steck Avenue pair (NPA-2026-0031.01 + C14-2026-0047)**, LI to CS-DBC-45, staff recommendation pending, a staff postponement request memo in the backup. First setting in the certified store. Preview only.
D8	Loop 360 / Westlake / Eanes Creek	337	48.2%	44.3%	YELLOW	The Barton Skyway restrictive-covenant amendment (C14-95-0170(RCA)), last stored as indefinitely postponed in May, is back on the October 27 agenda with an applicant postponement request to December 15. 3601 Davis Lane (C14-2026-0057): approved minutes now confirm the applicant's CS-CO with prohibited uses *(certified — approved minutes)*; 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 a posted forward agenda. Dalton Airport Overlay (C14-2026-0019): approved minutes now confirm it, on consent *(certified — approved minutes)*. The Congress Views pair (NPA-2025-0020.04 + C14-2025-0096) remains indefinitely postponed.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D5	SW Austin / IH-35 / Ben White	518	59.1%	31.7%	GREEN	Menchaca (C14-2026-0059), LO to LR at 3908 Menchaca Road, staff recommending LR-CO, on October 27. Preview only.
D6	Far NW / Anderson Mill / McNeil	307	56.8%	34.1%	YELLOW	12900 North US 183 (C14-2026-0022) remains off the calendar on an indefinite postponement.
D10	NW / Far West	456	53.0%	40.2%	GREEN	W. 35th (C14-2026-0056), LO-NP to LR-NP at 1721 West 35th Street, staff recommending LR-CO-NP, on October 27. Preview only.
DT	Downtown core / Rainey / Conv. Ctr.	—	—	—	YELLOW	No downtown file on a posted forward agenda. The Planning Commission takes a staff briefing on the City–UT interlocal agreement for the Brackenridge tract on October 27 — a briefing, not an action.

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%

ANALYST NOTE

Two items, one district, and the more important of the two was the one that was not decided. A new Class A industrial park, largely empty, asked for the zoning its owner says the tenants it can find now need. Staff answered with a plan that is still being written and a rail station that is still proposed. Neither side is wrong on its own terms, and the commission chose a month rather than a verdict. That is a sound reading of a request staff had held for five days.

The question for November 17 is whether a narrower industrial ask — fewer uses, conditional permits, the trip cap kept — can live inside the Northeast District Plan. The answer will matter beyond one park. Howard Plaza, by contrast, shows the ordinary way a contested small rezoning finishes: conditions accepted at the dais, then a recommendation.

The label matters again. Every October 20 fact here comes from the meeting's automated transcript. There are no minutes yet. The Park 290 vote was called unanimous with no count, so none is printed. The October 6 minutes show how the label resolves: all three outcomes we printed provisionally are now confirmed.

What to watch next. October 27: the density-bonus files, the Airport & Koenig and 1221 S IH-35 pairs, and the Muny briefing. November 10 and December 8: the Planning Commission's carried files. November 17: Park 290 back at ZAP. **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 — 9,278 Planning Commission and Zoning & Platting hearings, 2016 through October 20, 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**.