Sources: ADW entity database, gate-certified recompute of October 29 (9,290 hearings; verify_publish PASS; **data through 2026-10-27**) — it holds the October 27 sitting as twelve provisional, transcript-sourced rows | **October 27 Planning Commission**, official Swagit voice-to-text transcript (video 405304) and posted agenda (EDIMS id=483771); **no minutes yet**, so every October 27 outcome is labelled provisional — transcript | **September 22 Planning Commission**, approved minutes | October 20 Zoning and Platting Commission, transcript only | ZAP November 2 cancellation notice | ADW prediction ledger (read, not written). The Planning Commission was the only body that sat this week. No Council outcome is asserted ahead of the adopted-ordinance record.

WOODWARD WAITS FOR THE CDC: THE PLANNING COMMISSION POSTPONES THE MULTIFAMILY-SITE REZONING TO DECEMBER 8 OVER THE APPLICANT'S OBJECTION; THREE FILES RECOMMENDED ON CONSENT (PROVISIONAL)

The Planning Commission sat on Tuesday, October 27, with twelve public hearings and a staff briefing. The file to carry out of the room is **Woodward Mixed Use Flats (C14-2025-0051, D3)**, a rezoning of a site with existing apartments, MF-3 to GR-DBC30. It was meant to reach the Community Development Commission (CDC) first, under the review Council created in April for rezonings of land with existing multifamily. The CDC's October 13 meeting did not make quorum, so the review has not happened. On Tuesday the commission postponed the case again, to December 8, on its own motion and over the applicant's opposition. The vote was split; the chair's tally was not settled on the record, and no count is printed *(provisional — transcript)*. On one consent motion, carried without objection, the commission recommended three files and postponed eight more.

EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

• **Woodward (C14-2025-0051, D3) postponed to December 8 on the commission's own motion, over the applicant's opposition.** It was the file's twelfth setting in the certified store; every one has been a postponement, and none a merits vote. The vote was split; the chair's tally was not settled on the record, and no count is printed *(provisional — transcript)*.

• **The CDC question, on the record.** Staff said the case was posted on the CDC's October 13 agenda. The CDC did not meet quorum, so the case was not heard. Staff also said the case pre-dates Council's April 2026 resolution and that the applicant agreed voluntarily to the review. Staff read the resolution's own words: the land use commissions are "not authorized to delay or postpone" a rezoning because the CDC has not acted. The assistant city attorney then told the commission it may postpone for any reason it chooses *(provisional — transcript)*.

• **Three files were recommended on consent, without objection.** W. 35th (C14-2026-0056, D10) carries an added conditional overlay capping height at 39 feet. Menchaca (C14-2026-0059, D5) went through clean. The Higher Spirits Rooftop Lounge CUP (SPC-2026-0258A, D3) carries five operating conditions read into the record. The same motion postponed eight files: five at the applicant's request, two at staff's and one jointly *(provisional — transcript)*.

• **The Brackenridge briefing (Item 14) took no action.** Staff set out the City–UT terms: Muny's conveyance to the City as a golf course, a tax increment zone for public infrastructure, a 0.6 to 1 FAR across about 190 acres and a 65-foot height limit as seen from Lake Austin Boulevard. Staff gave November 19 as the planned Council date. No Council outcome is asserted *(provisional — transcript)*.

• **The record caught up on September 22.** The approved minutes confirm all nine dispositions this desk printed on September 24 *(certified — approved minutes)*. One date in the minutes' text disagrees with the item's own line, and the Scoreboard notes it. The Planning Commission cancelled its November 17 meeting on the record; December 8 is its last full meeting of the year.

• **Data layer: re-certified October 29 with October 27 in the store.** 9,290 heard hearings, 7,835 agent-attributed, data through October 27, 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

THREE TABLES: THE DOCKET WE PREVIEWED, THE MINUTES THAT POSTED, AND THE DESK'S CALLS

Table A sets the October 27 docket, which the last issue previewed with no outcome call, beside what the sitting did. Every outcome comes from the automated transcript and carries the label *provisional — transcript*. **Table A2** sets what this desk printed on September 24 beside the September 22 approved minutes, which are now posted: all nine dispositions are confirmed. Consent counts are not reprinted; the consent rows read "on consent". **Table B** sets the desk's logged calls beside the outcomes. ZAP's October 20 sitting is still transcript-only, with no minutes, and ZAP's November 2 meeting is cancelled.

TABLE A — LAST ISSUE vs THE OCTOBER 27 SITTING (provisional — transcript)

Item	Case	Dist	Agent of record	Last issue printed, beside what the sitting did
2	NPA-2025-0018.02 (Airport and Koenig Multifamily)	D4	DuBois, Bryant & Campbell, L.L.P. (David Hartman)	Last issue: previewed (forward docket, no outcome); staff rec. Recommendation pending. Sitting: **postponed to December 8** at the applicant's request, on consent without objection. *(provisional — transcript)*
3	C14-2025-0115 (Airport and Koenig Multifamily)	D4	DuBois, Bryant & Campbell, L.L.P. (David Hartman)	Last issue: previewed (forward docket, no outcome); staff rec. Recommendation pending. Sitting: **postponed to December 8** at the applicant's request, on consent without objection. *(provisional — transcript)*
4	NPA-2026-0021.03 (1221 S IH-35 Rezoning)	D9	Husch Blackwell, LLP (Lindsey Walker)	Last issue: previewed (forward docket, no outcome); staff rec. Recommended. Sitting: **postponed to November 10** at the applicant's request, on consent without objection. *(provisional — transcript)*
5	C14-2026-0040 (1221 S IH-35 Rezoning)	D9	Husch Blackwell, LLP (Lindsey Walker)	Last issue: previewed (forward docket, no outcome); 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. Sitting: **postponed to November 10** at the applicant's request, on consent without objection. *(provisional — transcript)*
6	NPA-2026-0031.01 (3405 and 3405 ½ Steck Ave Rezoning)	D7	Dubois, Bryant and Campbell, LLP (David Hartman)	Last issue: previewed (forward docket, no outcome); staff rec. Recommendation pending. Sitting: **postponed to November 10** at staff's request, on consent without objection. *(provisional — transcript)*
7	C14-2026-0047 (3405 and 3405 ½ Steck Ave Rezoning)	D7	Dubois, Bryant and Campbell, LLP (David Hartman)	Last issue: previewed (forward docket, no outcome); staff rec. Recommendation pending. Sitting: **postponed to November 10** at staff's request, on consent without objection. *(provisional — transcript)*
8	C14-2025-0051 (Woodward Mixed Use Flats)	D3	Thrower Design LLC (Victoria Haase)	Last issue: previewed (forward docket, no outcome); staff rec. Staff recommends GR-CO-DBC30. Sitting: **postponed to December 8** on the commission's own motion, over the applicant's opposition; split vote, no count printed. *(provisional — transcript)*
9	C14-2026-0050 (2020 West Anderson Lane)	D4	Alice Glasco Consulting (Alice Glasco)	Last issue: previewed (forward docket, no outcome); staff rec. Recommended. Sitting: **postponed to November 10** on a joint applicant and neighbourhood request, on consent without objection. *(provisional — transcript)*
10	C14-2026-0056 (W. 35th)	D10	Keepers Land Planning (Ricca Keepers)	Last issue: previewed (forward docket, no outcome); staff rec. Staff recommends LR-CO-NP. Sitting: **recommended on consent, with an added conditional overlay capping height at 39 feet and staff's service-station prohibition kept**, without objection. *(provisional — transcript)*
11	C14-2026-0059 (Menchaca)	D5	Keepers Land Planning (Ricca Keepers)	Last issue: previewed (forward docket, no outcome); staff rec. Staff recommends LR-CO. Sitting: **recommended on consent**, without objection. *(provisional — transcript)*

Item	Case	Dist	Agent of record	Last issue printed, beside what the sitting did
12	C14-95-0170(RCA) (1301, 1301 ½ S Mopac Expy Svrd NB and 2976 Barton Skwy RC Amendment)	D8	Dubois, Bryant and Campbell, LLP (David Hartman)	Last issue: previewed (forward docket, no outcome); staff rec. Applicant postponement request to December 15, 2026. Sitting: **postponed to December 15** at the applicant's request, on consent without objection. *(provisional — transcript)*
13	SPC-2026-0258A (Higher Spirits Rooftop Lounge)	D3	(cited in Section 1)	Last issue: previewed (forward docket, no outcome); staff rec. Recommended. Sitting: **recommended on consent, with five conditions read into the record**, without objection. *(provisional — transcript)*

TABLE A2 — SEPTEMBER 22: PRINTED vs THE APPROVED MINUTES

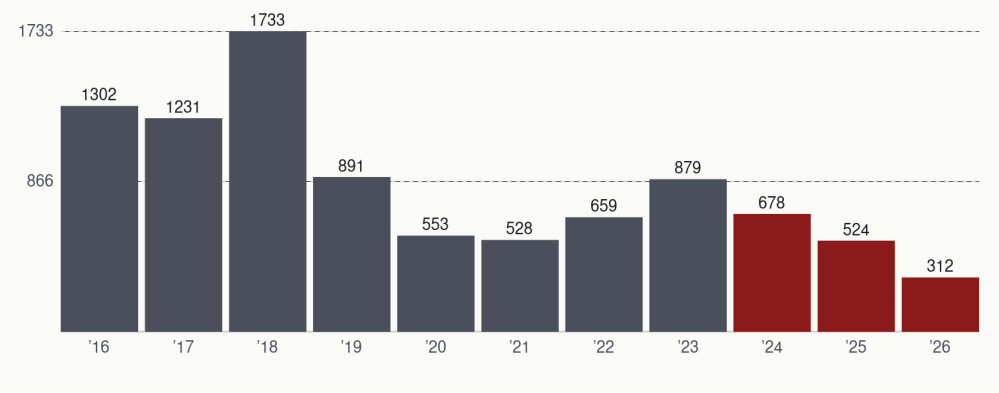
Item	Case	Dist	Agent of record	Printed on September 24, beside the approved minutes
Sep 22 2	NPA-2026-0021.03 (1221 S IH-35 Rezoning)	D9	Husch Blackwell, LLP (Lindsey Walker)	Printed September 24: postponed to October 13, staff request *(provisional — transcript)*. Approved minutes now: **confirmed** — staff postponement on the consent agenda. *(certified — approved minutes)*
Sep 22 3	C14-2026-0040 (1221 S IH-35 Rezoning)	D9	Husch Blackwell, LLP (Lindsey Walker)	Printed September 24: postponed to October 13, staff request *(provisional — transcript)*. Approved minutes now: **confirmed** — staff postponement on the consent agenda. *(certified — approved minutes)*
Sep 22 4	NPA-2025-0018.02 (Airport and Koenig Multifamily)	D4	DuBois, Bryant & Campbell, L.L.P. (David Hartman)	Printed September 24: postponed to October 27, applicant request *(provisional — transcript)*. Approved minutes now: **confirmed** — applicant postponement on the consent agenda. The minutes' motion text reads October 13; the item's own line reads October 27, and the pair was next heard on October 27. The desk keeps October 27. *(certified — approved minutes)*
Sep 22 5	C14-2025-0115 (Airport and Koenig Multifamily)	D4	DuBois, Bryant & Campbell, L.L.P. (David Hartman)	Printed September 24: postponed to October 27, applicant request *(provisional — transcript)*. Approved minutes now: **confirmed** — applicant postponement on the consent agenda. The minutes' motion text reads October 13; the item's own line reads October 27, and the pair was next heard on October 27. The desk keeps October 27. *(certified — approved minutes)*
Sep 22 6	C14-2025-0051 (Woodward Mixed Use Flats)	D3	Thrower Design LLC (Victoria Haase)	Printed September 24: postponed to October 27, neighbourhood request *(provisional — transcript)*. Approved minutes now: **confirmed** — neighbourhood postponement on the consent agenda. *(certified — approved minutes)*
Sep 22 7	C14-2026-0026 (Phoenix Motor Works)	D9	Alice Glasco Consulting (Alice Glasco)	Printed September 24: recommended on consent *(provisional — transcript)*. Approved minutes now: **confirmed** — staff's recommendation approved on the consent agenda. *(certified — approved minutes)*
Sep 22 8	C14-2026-0050 (2020 West Anderson Lane)	D4	Alice Glasco Consulting (Alice Glasco)	Printed September 24: postponed to October 27, applicant and neighbourhood (joint) request *(provisional — transcript)*. Approved minutes now: **confirmed** — joint postponement on the consent agenda. *(certified — approved minutes)*
Sep 22 9	SPC-2026-0116A (Nirvana Retirement Complex)	D1	Vibhash Kumar	Printed September 24: postponed to November 10, neighbourhood request *(provisional — transcript)*. Approved minutes now: **confirmed** — neighbourhood postponement on the consent agenda. *(certified — approved minutes)*
Sep 22 10	SPC-2026-0213A (Rawson Saunders School CUP)	D10	Husch Blackwell, LLP (Lindsey Walker)	Printed September 24: recommended on consent *(provisional — transcript)*. Approved minutes now: **confirmed** — staff's recommendation approved on the consent agenda. *(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
PC Oct 27	**2–13**	All twelve files	not consent (0.2895) on every file	nine postponed, three recommended *(provisional — transcript)*	**nine hits, three misses (provisional)** — the postponements matched the call, the consent recommendations did not. Graded here against the transcript only; the ledger has not scored these calls, and nothing was written to it.
ZAP Oct 20	**2**	C14-2026-0054	not consent (0.2895)	postponed *(provisional — transcript)*	**Hit** — the ledger's own grade, October 26, 2026 pass (against the provisional row).
ZAP Oct 20	**3**	C14-2026-0046	not consent (0.2895)	recommended *(provisional — transcript)*	Still open in the ledger. The last issue graded it a provisional miss; this issue reprints no grade the ledger has not made.
PC Sep 22	**nine calls**	The September 22 docket	base-rate prior	now *(certified — approved minutes)*	The ledger's October 26, 2026 pass scored four: two hits, two misses. Five stay open: those files have not had a decided hearing.

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

The ledger logged twelve calls against the October 27 docket on October 26, 2026. All 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 **nine hits and three misses, provisionally**: the nine postponements matched the call, and the three consent recommendations did not. These grades are this issue's, not the ledger's. The ledger has not scored October 27, and nothing was written to it. **The ledger as of its last scoring pass (October 26, 2026):** 32 scored calls, a Brier score of **0.3732** at **31.2%** accuracy against an observed consent rate of **68.8%**. A base rate is not skill. This one is published because it is measured, not because it is good.



Austin PC + ZAP hearings by year, 2016–2026 (certified). 9,290 hearings across the decade; the 2026 column is the year to date, through October 27. The October 27 Planning Commission rows are in the certified store as provisional, transcript-sourced records and are counted here.

SECTION 1 — COMMISSION WATCH LIST

PC, OCTOBER 27: A MULTIFAMILY-SITE REZONING WAITS ON A REVIEW THAT HAS NOT MET, AND THE CONSENT AGENDA CARRIES ITS CONDITIONS

1. WOODWARD MIXED USE FLATS — POSTPONED TO DECEMBER 8 ON THE COMMISSION'S MOTION, OVER THE APPLICANT'S OBJECTION (PROVISIONAL)

The file. MF-3 to GR-DBC30 on Parker Lane and Woodward Street, in the East Riverside/Oltorf (Parker Lane) planning area. The site carries existing apartments, and staff recommends GR-CO-DBC30. October 27 was its twelfth setting in the certified store, going back to October 28, 2025. Every setting has been a postponement, and none a merits vote; the applicant counted eleven postponements before Tuesday. The question on Tuesday was not the merits. It was a postponement the commission itself had requested, to December 8, and the applicant opposed it *(provisional — transcript)*.

Who asked for time, and why. Tenant organizers and the tenants' association at the existing apartments spoke for the postponement. Among their reasons: the CDC had not yet heard the case; a private restrictive covenant with the owner is still being negotiated, after a tenant petition last December; and the City's Chapter 4-18 tenant-protection stakeholder process is running this fall. Asked about the length, they said they would have sought January themselves. The applicant asked to be heard. It said the case has been in process for more than 18 months, that the application was amended and a private covenant drafted in response to the tenants, and that it had supported the September 22 postponement so the case could reach the CDC. It said the case will go before the CDC in November, that redevelopment is not proposed for at least five years, and that it would prefer Council to take the case this year *(provisional — transcript)*.

What staff and the City's lawyer said about the CDC. Staff said the case was posted on the CDC's October 13 agenda and that the CDC did not meet quorum, so it was not heard. Staff said the case was filed before Council's April 2026 resolution (Resolution 20260423-039, as staff cited it on September 22). Even so, the applicant agreed voluntarily to send the case to the CDC. Staff then read the resolution's own words: the City's land use commissions are "not authorized to delay or postpone public hearings or actions on rezoning application cases" because the CDC has not acted. The resolution, staff said, provides for CDC recommendations to Council and says nothing of a recommendation to the Planning Commission. The assistant city attorney said the commission may postpone for any reason it chooses, but cannot require the CDC to hear the case before it returns *(provisional — transcript)*.

What the commission did. The motion to postpone to December 8 was made and seconded. Asked to state its basis, the mover said the CDC was not the sole rationale: the aim was more negotiation, though the mover also wanted to hear from the CDC. Several commissioners said they expect to hear the case on December 8. The vote was split. The chair stated the tally more than one way and asked staff to check it, so **no count is printed** *(provisional — transcript)*. By our taxonomy this is a commission postponement on its own motion. It is procedural, and it is not a signal for or against the file.

ALPHA SIGNAL

The signal is the process, not the file. Council built the CDC review for rezonings of land with existing multifamily, and its text says the land use commissions may not wait on it. On Tuesday a CDC meeting that missed quorum turned into one more postponement anyway. The commission used its general power to postpone, and the mover named negotiation, not the CDC alone, as the basis. Our read, flagged as a read: for an existing-multifamily rezoning, model the CDC calendar and its quorum as a practical gate even where it is not a legal one. Expect the private tenant covenant to be what commissioners test, and treat December 8 as the date that decides whether Council sees the case this year; the record puts that as the commission's last full meeting of 2026. Nothing is decided, and no Council outcome is asserted. Context only: D3's decade baseline is 1,733 hearings, 32.0% of decided approved against 63.6% postponed.

PC | October 27, 2026 | Item 8 | C14-2025-0051 | Woodward Mixed Use Flats, D3 | Request: MF-3 to GR-DBC30 | Staff Rec: Staff recommends GR-CO-DBC30 | Outcome: POSTPONED to December 8, 2026 on the commission's own motion, applicant opposed; split vote, no count printed | Source: official Swagit voice-to-text transcript video 405304 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483771 | Agent of record: Thrower Design LLC (Victoria Haase) | Case page: texasentitlement.com/case/c14-2025-0051.html

2. THE CONSENT RECOMMENDATIONS — A HEIGHT CAP, A CUP WITH FIVE CONDITIONS, AND A CLEAN LO-TO-LR (PROVISIONAL)

W. 35th (C14-2026-0056, D10). LO-NP to LR-NP at 1721 West 35th Street, with staff recommending LR-CO-NP. The case manager read an agreement into the record: the neighbourhood and the applicant agreed to an additional conditional overlay with a 39-foot height cap, and the service-station prohibition staff recommended stays. The file was recommended on consent, without objection *(provisional — transcript)*.

Menchaca (C14-2026-0059, D5). LO to LR at 3908 Menchaca Road; staff recommends LR-CO. It was recommended on consent, without objection *(provisional — transcript)*.

Higher Spirits Rooftop Lounge (SPC-2026-0258A, D3). A conditional use permit to expand a cocktail lounge at 400 Comal Street, which staff recommended. The case manager read five conditions agreed with the applicant into the record. (1) No amplified sound in the rooftop area after 10 p.m., Sunday through Thursday. (2) Other outdoor amplified sound only under an approved City outdoor music venue permit. (3) A single point of contact for complaints, available to the City, the East Cesar Chavez neighbourhood planning team and neighbours. (4) A log of outdoor sound complaints and the response to each. (5) Security measures, on-site security when warranted, and a log of serious incidents. One commissioner recused. The permit was recommended on consent, without objection *(provisional — transcript)*.

> **THE ALPHA**
>
> Two of the three consent recommendations carried conditions settled before the meeting: a height cap negotiated with the neighbourhood, and an operating regime for a rooftop bar. Neither was argued at the dais, and neither needed to be. The read for a small commercial rezoning or a nightlife CUP: budget for the conditions as the price of a consent slot, settle them before the agenda posts, and expect them to travel with the file.

PC | October 27, 2026 | Item 10 | C14-2026-0056 | W. 35th, D10 | Request: LO-NP to LR-NP | Staff Rec: Staff recommends LR-CO-NP | Outcome: Recommended on consent, with an added conditional overlay capping height at 39 feet and staff's service-station prohibition kept, without objection | Source: official Swagit voice-to-text transcript video 405304 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483771 | Agent of record: Keepers Land Planning (Ricca Keepers) | Case page: texasentitlement.com/case/c14-2026-0056.html

PC | October 27, 2026 | Item 11 | C14-2026-0059 | Menchaca, D5 | Request: LO to LR | Staff Rec: Staff recommends LR-CO | Outcome: Recommended on consent, without objection | Source: official Swagit voice-to-text transcript video 405304 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483771 | Agent of record: Keepers Land Planning (Ricca Keepers) | Case page: texasentitlement.com/case/c14-2026-0059.html

PC | October 27, 2026 | Item 13 | SPC-2026-0258A | Higher Spirits Rooftop Lounge, D3 | Request: CUP For Cocktail Lounge (Expansion) | Staff Rec: Recommended | Outcome: Recommended on consent, with five conditions read into the record, without objection | Source: official Swagit voice-to-text transcript video 405304 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483771 | Agent of record: UTE Consultants, Inc. (Joan Ternus Angil, P.E.) | Case page: texasentitlement.com/case/spc-2026-0258a.html

3. THE POSTPONEMENT BLOCK — EIGHT FILES RESET ON CONSENT, NONE HEARD ON THE MERITS (PROVISIONAL)

At the applicant's request. The Airport & Koenig pair (NPA-2025-0018.02 + C14-2025-0115, D4), CS-NP to LI-PDA-NP, moved to December 8. It was the pair's seventh setting, and every one has been a postponement. The 1221 S IH-35 pair (NPA-2026-0021.03 + C14-2026-0040, D9) moved to November 10, its fourth setting. The Barton Skyway covenant amendment (C14-95-0170(RCA), D8) moved to December 15. **At staff's request:** the Steck Avenue pair (NPA-2026-0031.01 + C14-2026-0047, D7), LI to CS-DBC-45, moved to November 10, its first setting. **On a joint applicant and neighbourhood request:** 2020 West Anderson Lane (C14-2026-0050, D4), GR-CO-NP to GR-DBC45-NP, moved to November 10. The October 13 minutes were not approved; their approval moved to November 10 *(provisional — transcript)*.

By our taxonomy, an applicant-initiated postponement is a fact, and the reason behind it is not. None was stated on the record, so none is inferred here. A long run of applicant postponements means a file is taking longer than typical; it does not, on its own, mean the file is in trouble.

PC | October 27, 2026 | Item 2 | NPA-2025-0018.02 | Airport and Koenig Multifamily, D4 | Request: Commercial to Mixed Use land use | Staff Rec: Recommendation pending | Outcome: POSTPONED to December 8, 2026 at the applicant's request, on consent | Source: official Swagit voice-to-text transcript video 405304 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483771 |

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 | Item 3 | C14-2025-0115 | Airport and Koenig Multifamily, D4 | Request: CS-NP to LI-PDA-NP | Staff Rec: Recommendation pending | Outcome: POSTPONED to December 8, 2026 at the applicant's request, on consent | Source: official Swagit voice-to-text transcript video 405304 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483771 | Agent of record: DuBois, Bryant & Campbell, L.L.P. (David Hartman) | Case page: texasentitlement.com/case/c14-2025-0115.html

PC | October 27, 2026 | Item 4 | NPA-2026-0021.03 | 1221 S IH-35 Rezoning, D9 | Request: Single Family to Commercial land use | Staff Rec: Recommended | Outcome: POSTPONED to November 10, 2026 at the applicant's request, on consent | Source: official Swagit voice-to-text transcript video 405304 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483771 | Agent of record: Husch Blackwell, LLP (Lindsey Walker) | Case page: texasentitlement.com/case/npa-2026-0021-03.html

PC | October 27, 2026 | 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 | Outcome: POSTPONED to November 10, 2026 at the applicant's request, on consent | Source: official Swagit voice-to-text transcript video 405304 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483771 | Agent of record: Husch Blackwell, LLP (Lindsey Walker) | Case page: texasentitlement.com/case/c14-2026-0040.html

PC | October 27, 2026 | 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 | Outcome: POSTPONED to November 10, 2026 at staff's request, on consent | Source: official Swagit voice-to-text transcript video 405304 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483771 | Agent of record: Dubois, Bryant and Campbell, LLP (David Hartman) | Case page: texasentitlement.com/case/npa-2026-0031-01.html

PC | October 27, 2026 | Item 7 | C14-2026-0047 | 3405 and 3405 ½ Steck Ave Rezoning, D7 | Request: LI to CS-DBC-45 | Staff Rec: Recommendation pending | Outcome: POSTPONED to November 10, 2026 at staff's request, on consent | Source: official Swagit voice-to-text transcript video 405304 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483771 | Agent of record: Dubois, Bryant and Campbell, LLP (David Hartman) | Case page: texasentitlement.com/case/c14-2026-0047.html

PC | October 27, 2026 | Item 9 | C14-2026-0050 | 2020 West Anderson Lane, D4 | Request: GR-CO-NP to GR-DBC45-NP | Staff Rec: Recommended | Outcome: POSTPONED to November 10, 2026 on a joint applicant and neighbourhood request, on consent | Source: official Swagit voice-to-text transcript video 405304 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483771 | Agent of record: Alice Glasco Consulting (Alice Glasco) | Case page: texasentitlement.com/case/c14-2026-0050.html

PC | October 27, 2026 | 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 | Outcome: POSTPONED to December 15, 2026 at the applicant's request, on consent | Source: official Swagit voice-to-text transcript video 405304 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483771 | Agent of record: Dubois, Bryant and Campbell, LLP (David Hartman) | Case page: texasentitlement.com/case/c14-95-0170-rca.html

4. THE BRACKENRIDGE BRIEFING (ITEM 14) — NO ACTION; STAFF GAVE NOVEMBER 19 AS THE PLANNED COUNCIL DATE

What staff presented. The City's financial services director and a Law Department division chief briefed the commission on amendments to the 1989 Brackenridge development agreement, which is an interlocal agreement between the City and the University of Texas. **Non-regulatory terms:** Lions Municipal Golf Course (Muny) is conveyed to the City as a golf course. The City vacates certain rights-of-way. The existing affordable student housing is replaced, on the tract or off it. UT's existing lease at Mueller is modified. A tax increment zone (TIRZ) funds the public infrastructure, and a regulating plan follows. **Regulatory terms:** a 0.6 to 1 floor area ratio across about 190 acres, with individual developed areas allowed up to 5 to 1 unless Council authorizes more. No building may stand taller than 65 feet as seen from Lake Austin Boulevard, up to 105 feet where the land slopes away. Impervious cover is capped at 75% overall. The existing 200-foot setback from Lady Bird Lake is kept. Staff said the City's TIRZ financial policy carries 20% affordable housing, which may be built on site or off it *(provisional — transcript)*.

What happens next. Staff gave November 19 as the planned Council date and said it understands the UT Board of Regents will act in November as well. In spring 2027 come the right-of-way vacations and a regulating plan, which goes to the Environmental Commission and the Planning Commission for recommendations, and then the TIRZ project and financing plans. Muny's conveyance is the last step. The commission took no action and was not asked to. Most public speakers spoke for Muny's preservation; a research group raised concerns that the Brackenridge Field Laboratory sits in the area labelled for development. No Council outcome is asserted *(provisional — transcript)*.

PC | October 27, 2026 | Item 14 | Staff briefing: City–UT interlocal agreement (Brackenridge tract; Muny) | No action | Source: official Swagit voice-to-text transcript video 405304 (provisional — transcript; no minutes yet); posted agenda, City of Austin EDIMS id=483771

SCORECARD OF THE WEEK

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

Featured by the firm-neutral rotation — attorney: **Bill E. Couch**

75	71.8%	7.7%	1	D2 / D1
10-yr hearings	Approval (decided)	Postponement	Recent (2024+)	Concentration

From the certified 10-year Planning Commission and Zoning & Platting record (D2(41); (none)(17); D1(6) 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 CALENDAR TO YEAR-END, THE CDC, AND THE STORYLINES THEY CARRY

THE CALENDAR, AS STATED ON THE RECORD. November 10, Planning Commission (full meeting): Nirvana Retirement Complex (SPC-2026-0116A); Wesley Property Donation (C14-2026-0028); Wesley Relocation Project (NPA-2026-0009.01); 1221 S IH-35 Rezoning (C14-2026-0040); 3405 and 3405 ½ Steck Ave Rezoning (C14-2026-0047); 2020 West Anderson Lane (C14-2026-0050); 1221 S IH-35 Rezoning (NPA-2026-0021.03); 3405 and 3405 ½ Steck Ave Rezoning (NPA-2026-0031.01), plus the October 13 minutes *(provisional — transcript)*. **November 17:** the Planning Commission's meeting is cancelled (stated by the chair). ZAP sits, and Park 290 Logistics Center (C14-2026-0054) returns; ZAP's November 2 meeting is cancelled (notice on file). **November 19, Council:** the planned date for the Brackenridge agreement, per staff; no outcome is asserted. **December 8, Planning Commission (the last full meeting of the year):** 1405 East Riverside Drive (C14-2024-0147); Wickersham Retail (C14-2026-0016); Woodward Mixed Use Flats (C14-2025-0051); Airport and Koenig Multifamily (C14-2025-0115); Airport and Koenig Multifamily (NPA-2025-0018.02) *(provisional — transcript)*. **December 15, Planning Commission (consent only, 5 p.m.):** 1301, 1301 ½ S Mopac Expy Svrd NB and 2976 Barton Skwy RC Amendment (C14-95-0170(RCA)).

THE CDC WATCH. The applicant said the Woodward case will go before the CDC in November, and a commissioner placed the CDC's next meeting on November 10; this desk has not confirmed the CDC calendar. Per staff's reading of the resolution, it provides for CDC recommendations to Council, not to the Planning Commission. **THE DENSITY-BONUS WATCH.** All three citywide DBC requests on the October 27 docket were postponed: -DBC30 on Woodward, and -DBC45 on West Anderson Lane and Steck Avenue. None was heard on the merits. **THE TENANT-PROTECTION WATCH.** Speakers tied Woodward's timing to the Chapter 4-18 stakeholder process. The applicant said on the record that any 4-18 amendments would apply to the project at site plan, not at zoning *(provisional — transcript)*. **THE RECORD-POSTING WATCH.** Closed this week: PC September 22, approved minutes. Still open: PC October 27 (transcript only); PC October 13 (transcript only, with its minutes up for approval on November 10); and ZAP October 20 (transcript only).

SECTION 3 — DISTRICT FRICTION INDEX

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

Ten-year baselines (2016–October 27, 2026) trace to the ADW certified Districts & Submarkets recompute of October 29 (9,290 hearings, 7,835 agent-attributed; verify_publish PASS; data through 2026-10-27) and equal canon §1; they include the October 27 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
D3	E Riverside / Govalle / Johnston Terr.	1,733	32.0%	63.6%	RED	**Woodward (C14-2025-0051) postponed to December 8 on the commission's own motion**, over the applicant's opposition — its twelfth setting in the certified store, every one a postponement, none a merits vote *(provisional — transcript)*. Higher Spirits Rooftop Lounge (SPC-2026-0258A), a cocktail-lounge CUP expansion at 400 Comal Street, recommended on consent with five conditions *(provisional — transcript)*. Wickersham Retail stays set for December 8.
D4	N Central / Airport / N Lamar	473	49.9%	47.0%	YELLOW	**The Airport & Koenig pair (NPA-2025-0018.02 + C14-2025-0115) postponed to December 8 at the applicant's request** — its seventh setting, every one a postponement. 2020 West Anderson Lane (C14-2026-0050), GR-CO-NP to GR-DBC45-NP, postponed to November 10 on a joint applicant and neighbourhood request, its second setting *(provisional — transcript)*.
D9	Central / N University / E Riverside	919	48.1%	46.7%	YELLOW	The 1221 S IH-35 pair (NPA-2026-0021.03 + C14-2026-0040) postponed to November 10 at the applicant's request, its fourth setting *(provisional — transcript)*. 1405 East Riverside Drive stays set for December 8. Phoenix Motor Works (C14-2026-0026): approved minutes now confirm its September 22 consent recommendation *(certified — approved minutes)*.
D7	N Central / Burnet / N Lamar	705	52.6%	37.5%	YELLOW	The Steck Avenue pair (NPA-2026-0031.01 + C14-2026-0047), LI to CS-DBC-45, postponed to November 10 at staff's request — its first setting in the certified store *(provisional — transcript)*.
D8	Loop 360 / Westlake / Eanes Creek	338	48.1%	44.5%	YELLOW	The Barton Skyway restrictive-covenant amendment (C14-95-0170(RCA)), back on the calendar after May's indefinite postponement, postponed to December 15 at the applicant's request *(provisional — transcript)*. December 15 is a consent-only meeting, as stated on the record.
D1	NE / E Austin / Airport-MLK	1,358	53.2%	36.1%	YELLOW	No D1 file on October 27. Park 290 (C14-2026-0054) returns to ZAP on November 17; Howard Plaza (C14-2026-0046) heads to Council, and no Council outcome is asserted. The Wesley pair and Nirvana Retirement Complex are set for the Planning Commission on November 10 *(provisional — transcript)*.
D10	NW / Far West	457	53.1%	40.1%	GREEN	**W. 35th (C14-2026-0056) recommended on consent**, LO-NP to LR-NP at 1721 West 35th Street, with a conditional overlay capping height at 39 feet added by neighbourhood–applicant agreement *(provisional — transcript)*. Rawson Saunders School CUP (SPC-2026-0213A): approved minutes now confirm its September 22 consent approval *(certified — approved minutes)*.
D5	SW Austin / IH-35 / Ben White	519	59.2%	31.6%	GREEN	Menchaca (C14-2026-0059), LO to LR at 3908 Menchaca Road, recommended on consent; staff recommends LR-CO *(provisional — transcript)*.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D2	S Congress / Del Valle / Sweetbriar	865	49.0%	41.9%	YELLOW	No D2 file on the October 27 docket. The Congress Views pair (NPA-2025-0020.04 + C14-2025-0096) remains indefinitely postponed.
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.
DT	Downtown core / Rainey / Conv. Ctr.	—	—	—	YELLOW	No downtown file. West of the core, the Brackenridge briefing set out the terms the City and UT have negotiated, including Muny's conveyance and a TIRZ; it was a briefing, and no action was taken *(provisional — transcript)*.

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	621	37.0%	61.5%

ANALYST NOTE

Council built a new step into the process this year. Rezonings of land with existing apartments are reported to the Community Development Commission, which may advise Council. The resolution's own text says the land use commissions may not wait on that step. On Tuesday it was tested by a meeting that did not happen. The CDC missed quorum, and the Planning Commission postponed, for the twelfth time, a case that has never had a merits vote, on its general power to do so. The City's lawyer confirmed the commission has that power.

Neither side was wrong on its own terms. The applicant has waited a year and a half and wants Council this year. The tenants want a covenant on paper before the zoning moves. The commission chose six weeks and said plainly that it expects to hear the case in December. That is a fair reading of a file whose negotiation, on the record, is active but not finished.

The label matters again. Every October 27 fact here comes from the meeting's automated transcript, and there are no minutes yet. The Woodward tally was not settled on the record, so none is printed. The September 22 minutes show how the label resolves: all nine outcomes we printed provisionally are now confirmed.

What to watch next. November 10: the Planning Commission's full meeting and the CDC date named on the record. November 17: Park 290 back at ZAP. November 19: the Brackenridge agreement's planned Council date. December 8: Woodward, the Airport & Koenig pair and the commission's last full meeting of the year. **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 — 9,290 Planning Commission and Zoning & Platting hearings, 2016 through October 27, 2026, each tied to firm, attorney, district, owner, and outcome — is the Watch Desk: a standing desk that watches the record for you, built around your watchlist. **$1,490/yr, single seat, founder cohort pricing.** Watchlists, 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**.