Sources: ADW entity database, gate-certified recompute of October 8 (9,263 hearings; verify_publish PASS; **data through 2026-09-22**) — it does **not** hold the October 6 sitting, so every October 6 outcome below is labelled provisional — transcript and none enters a certified count or chart | **October 6 Zoning and Platting Commission**, official Swagit voice-to-text transcript (video 403133) and posted agenda (City of Austin EDIMS id=482171) | **September 15 Zoning and Platting Commission approved minutes** (EDIMS id=482770; approved October 6) | ADW prediction ledger (read, not written) | commission calendar (PC 2nd/4th Tuesdays; ZAP 1st/3rd). **No Planning Commission sat this week**: its last sitting was September 22 and its next is October 13, agenda not yet posted. No Council outcome is asserted ahead of the adopted-ordinance record.

ZAP RECOMMENDS A SELF-STORAGE REZONING ITS STAFF DID NOT SUPPORT — AND WRITES ITS OWN LIMITS INTO THE OVERLAY (PROVISIONAL)

The Zoning and Platting Commission sat on Tuesday, October 6, for forty-four minutes, and the evening turned on one file. **The self-storage rezoning at 3601 Davis Lane (C14-2026-0057, D8)** asked for GR-CO to CS-CO; staff's posted recommendation was “Not Recommended”. The commission **recommended the request anyway** — and, rather than take it as filed, read its own list of prohibited uses into the conditional overlay before voting. It carried with one commissioner opposed *(provisional — transcript)*. The automated transcript's count is garbled and the dissenter cannot be identified from it, so this issue prints no tally.

All three of the night's public hearings were recommended — **three recommended, none postponed, none denied** *(provisional — transcript)* — and the City posted the **approved** minutes of ZAP's September 15 sitting: four of four dispositions agree with what this desk printed *(certified — approved minutes)*. The October 6 rows are not yet in the certified store; they enter it at the next recompute.

EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

• **The self-storage rezoning at 3601 Davis Lane (C14-2026-0057, D8) was recommended over staff.** GR-CO to CS-CO; staff did not recommend it. The commission recommended the applicant's request with conditional-overlay additions read in from the dais — drive-through service prohibited as an accessory use to commercial uses, and agricultural sales and services, building maintenance services, equipment repair services, kennels, laundry services, monument retail sales, maintenance and service facilities prohibited — and it carried with one opposed *(provisional — transcript)*.

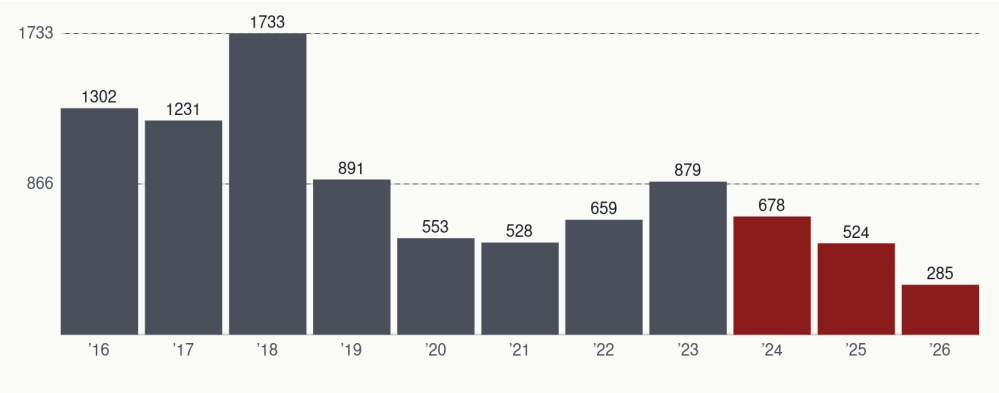
• **The fix the case points at is in the code, and the dais said so.** CS was sought only because it is the least intense district that permits convenience storage. Commissioners floated a future agenda item on allowing convenience storage in GR and LR zoning. It is a suggestion on the record, not a scheduled item *(provisional — transcript)*.

• **The two consent items carried.** Dalton Airport Overlay Rezoning (C14-2026-0019, D2), I-RR to LI-CO, recommended with staff's last-minute change read in; Harris Branch E-35A Condominiums (SP-2024-0279C, D1), a three-year site plan extension, approved, with one commissioner recorded as a no *(provisional — transcript)*. The split for the sitting: **3 recommended / 0 postponed / 0 denied**.

• **ZAP's September 15 record is now approved, and it holds.** The approved minutes (EDIMS id=482770) agree with all four dispositions we printed for that sitting and with last week's draft, vote for vote: Howard Plaza's public hearing closed 9-0, then postponed to October 20 on an 8-1 vote; the other three 9-0 on consent *(certified — approved minutes)*.

• **The calendar ahead.** October 13: the Planning Commission returns with the 1221 S IH-35 pair *(provisional — transcript)*, and the Community Development Commission takes its first routed rezoning, C14-2025-0051 Woodward Mixed Use Flats *(provisional — transcript)*. October 20: Howard Plaza at ZAP. October 27: the four-item Planning Commission cluster. ZAP's first November meeting is a **Monday, November 2** special called meeting, because November 3 is Election Day *(provisional — transcript)*.

• **Data layer: re-certified, unmoved.** 9,263 heard hearings, 7,809 agent-attributed, data through September 22, 2026, re-certified October 8 on the same snapshot as October 1, 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). 9,263 hearings across the decade; the 2026 column is the year to date, through September 22. The October 6 ZAP sitting is not in the certified store and is not in this chart.

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

THREE TABLES: THE OCTOBER 6 DOCKET, THE DESK'S CALLS, AND THE MINUTES THAT WERE APPROVED

Table A sets what the last issue printed for the October 6 ZAP docket beside what the commission did. Last week's issue made no outcome call on these files; it printed the posted staff recommendations and, on the staff-not-recommended rezoning, a read to watch for a postponement or a narrowed ask. Neither came: the file was heard and recommended as requested, with the commission's own additions. 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 C** is ZAP's September 15 sitting, checked row by row against the City's approved minutes.

TABLE A — ZAP OCTOBER 6 — LAST ISSUE vs THE SITTING (provisional — transcript)

Item	Case	Dist	Agent of record	Last issue printed, beside the October 6 sitting
2	C14-2026-0019 (Dalton Airport Overlay Rezoning)	D2	Winstead PC (Micah King)	Last issue: first setting, staff **recommended**. Sitting: **recommended on consent**, with staff's last-minute change read in (custom manufacturing and light manufacturing removed from the prohibited uses). *(provisional — transcript)*
3	C14-2026-0057 (3601 Davis Lane)	D8	Armbrust & Brown, PLLC (Michael Whellan)	Last issue: first setting, staff **not recommended**; our read was to watch for a postponement or a narrowed ask. Sitting: **recommended as requested, over staff's recommendation**, with conditional-overlay prohibitions added from the dais; carried with one opposed. *(provisional — transcript)*
4	SP-2024-0279C (Harris Branch E-35A Condominiums)	D1	Jonathan Fleming	Last issue: first setting, staff **recommended**. Sitting: **approved on consent**; one commissioner asked to be recorded as a no on this item, and the chair confirmed it still passed. *(provisional — transcript)*

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

Sitting	Item	Case	Call (p consent)	Outcome	Grade
ZAP Oct 6	**2**	C14-2026-0019	not consent (0.2895)	recommended *(provisional — transcript)*	**Miss**, provisional — a first setting, so the ledger's rule keys it here; the ledger cannot score it until the store holds the sitting.
ZAP Oct 6	**3**	C14-2026-0057	not consent (0.2895)	recommended *(provisional — transcript)*	**Miss**, provisional — a first setting, so the ledger's rule keys it here; the ledger cannot score it until the store holds the sitting.

Sitting	Item	Case	Call (p consent)	Outcome	Grade
ZAP Oct 6	**4**	SP-2024-0279C	not consent (0.2895)	approved *(provisional — transcript)*	**Miss**, provisional — a first setting, so the ledger's rule keys it here; the ledger cannot score it until the store holds the sitting.
PC Sep 22	**2**	NPA-2026-0021.03	not consent (0.2895)	—	Not scoreable — keyed to the first decided hearing, September 8, 2026.
PC Sep 22	**3**	C14-2026-0040	not consent (0.2895)	—	Not scoreable — keyed to the first decided hearing, September 8, 2026.
PC Sep 22	**4**	NPA-2025-0018.02	not consent (0.2895)	—	Not scoreable — keyed to the first decided hearing, May 12, 2026.
PC Sep 22	**5**	C14-2025-0115	not consent (0.2895)	—	Not scoreable — keyed to the first decided hearing, May 12, 2026.
PC Sep 22	**6**	C14-2025-0051	not consent (0.2895)	—	Not scoreable — keyed to the first decided hearing, October 28, 2025.
PC Sep 22	**7**	C14-2026-0026	not consent (0.2895)	approved *(provisional — transcript)*	**Miss** — written by the ledger's own scoring pass of October 5, 2026.
PC Sep 22	**8**	C14-2026-0050	not consent (0.2895)	postponed *(provisional — transcript)*	**Hit** — written by the ledger's own scoring pass of October 5, 2026.
PC Sep 22	**9**	SPC-2026-0116A	not consent (0.2895)	postponed *(provisional — transcript)*	**Hit** — written by the ledger's own scoring pass of October 5, 2026.
PC Sep 22	**10**	SPC-2026-0213A	not consent (0.2895)	approved *(provisional — transcript)*	**Miss** — written by the ledger's own scoring pass of October 5, 2026.

TABLE C — ZAP SEPTEMBER 15 — WHAT WE PRINTED vs THE APPROVED MINUTES

Case	Dist	We printed	Approved minutes — disposition and stated vote
C14-2026-0022 (12900 North US 183)	D6	indefinitely postponed	**INDEFINITELY POSTPONED**, 9-0. **Agrees.** *(certified — approved minutes)*
C14-2026-0046 (Howard Plaza)	D1	postponed to October 20	**POSTPONED to October 20**, 8-1. Public hearing closed first, 9-0. **Agrees.** *(certified — approved minutes)*
SP-2021-0212C(XT2) (Riddell Homestead North)	D5	approved (three-year extension)	**APPROVED**, 9-0. **Agrees.** *(certified — approved minutes)*
SPC-2024-0393C (The Good Shepherd Anglican Church of Austin)	D1	approved (3 years plus 3 additional years)	**APPROVED**, 9-0. The minutes record staff's recommendation of a phased duration of more than three years; they do not restate the three-plus-three split, which stays transcript-sourced. **Agrees.** *(certified — approved minutes)*

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

Three calls were logged against the October 6 docket, every one the model's base-rate prior of 0.2895, which reads *not consent*. None of the three files has a prior setting in the certified store, so by the ledger's own first-decided-hearing rule October 6 is the hearing they would be scored against — and all three were recommended or approved. **Graded provisionally, that is no hits and three misses** *(provisional — transcript)*. The ledger cannot score them until the store holds the sitting, and this issue does not write them.

The September 22 calls are now in the ledger's own books. Its scoring pass of October 5, 2026 wrote the four scoreable calls as two hit, two miss — the same split last week's issue graded read-only — and left the other five open, because their files were first decided at earlier sittings; this desk does not count them in its favour. **The ledger as it stands:** 28 scored calls, a Brier score of **0.3695** at **32.1%** accuracy against an observed consent rate of **67.9%**. A base rate looks good in a postponement-heavy week and bad in a consent-heavy one, and neither is skill; October 6 was the second kind.

SECTION 1 — THE WATCH LIST

A COMMISSION THAT WENT PAST ITS STAFF, TWO CONSENT ITEMS, A RECORD NOW APPROVED, AND A TWO-ROOM OCTOBER 13

1. THE SELF-STORAGE REZONING AT 3601 DAVIS LANE — RECOMMENDED OVER STAFF, WITH THE COMMISSION'S OWN LIMITS (PROVISIONAL)

ZAP | October 6, 2026 | Item 3 | C14-2026-0057 | 3601 Davis Lane, D8 | 3601 Davis Lane, Williamson Creek Watershed | Request: GR-CO to CS-CO | Staff Rec: Not Recommended | Agent of record: Armbrust & Brown, PLLC (Michael Whellan) | Discussion item | RECOMMENDED as requested with added conditional-overlay prohibitions; carried with one opposed (no tally printed) | Source: official Swagit transcript video 403133 (provisional — transcript); posted agenda, City of Austin EDIMS id=482171 | Case page: texasentitlement.com/case/c14-2026-0057.html

What was asked. GR-CO to CS-CO, so that the site can carry convenience storage. The applicant's side said on the record that it sought CS only because CS is the least intense district that permits convenience storage. The requested conditional overlay raises the height limit from 40 feet to 50 and the floor-area ratio from 0.5:1 to 1:1, and leaves building coverage unchanged at 50% *(provisional — transcript)*.

Why staff said no. Per staff's presentation, CS-CO is not compatible with the surrounding zoning, the site was rezoned GR-CO in late 2023 and staff still considers that the appropriate district, and the property is not at a major intersection *(provisional — transcript)*. The certified store holds one 2023 rezoning at this address, C14-2023-0068 (3601 Davis Lane, Building 1), recommended on consent at ZAP on October 17, 2023.

What the site carries. As stated on the record: a 60-foot hazardous-pipeline easement plus setbacks; a critical environmental feature of more than 35,000 square feet, covering over a quarter of the site; a location in the Edwards Aquifer recharge zone; and a 1998 settlement agreement that caps aggregate impervious cover at 15%. A retail and restaurant site plan has been approved since 2017 and has drawn no takers *(provisional — transcript)*.

What the commission did. It recommended the applicant's request over staff's recommendation, adding conditional-overlay terms read in from the dais: drive-through service prohibited as an accessory use to commercial uses; agricultural sales and services, building maintenance services, equipment repair services, kennels, laundry services, monument retail sales, maintenance and service facilities prohibited; food preparation and plant nursery left conditional; and veterinary services kept as a permitted use. The motion carried with one commissioner opposed *(provisional — transcript)*. During the debate, commissioners floated a future agenda item on allowing convenience storage in GR and LR zoning. Next stop is Council; this desk asserts no Council outcome.

ALPHA SIGNAL

This is the less common sequence: a staff recommendation against, and a commission that went the other way. Our read, flagged as a read, is that the commission was weighing two different questions. Staff asked whether CS belongs at this location. The dais asked what can realistically be built on a back lot with a pipeline easement, a protected feature, a recharge-zone location and a 15% impervious-cover cap, where a retail plan approved since 2017 has drawn no takers. The conditional overlay is how it answered: the base district was allowed, and most of what the base district would permit was written out. For an underwriter, the signal is about the code more than this parcel. Where a constrained GR site's one workable use is listed only in a more intense district, the conditional overlay is the route this commission used, at least once. If the floated item on convenience storage in GR and LR advances, that route matters less. Neither this outcome nor that item is a forecast for any other file. Context only: D8's decade baseline is 336 hearings, 48.0% of decided approved against 44.4% postponed.

2. THE CONSENT ITEMS — A STAFF CHANGE READ IN, AND ONE RECORDED NO (PROVISIONAL)

ZAP | October 6, 2026 | Item 2 | C14-2026-0019 | Dalton Airport Overlay Rezoning, D2 | 1019 Dalton Lane, Carson Creek Watershed | Request: I-RR to LI-CO | Staff Rec: Recommended | Agent of record: Winstead PC (Micah King) | Consent | RECOMMENDED with staff's change read in | Source: official Swagit transcript video 403133 (provisional — transcript); posted agenda, City of Austin EDIMS id=482171 | Case page: texasentitlement.com/case/c14-2026-0019.html

ZAP | October 6, 2026 | Item 4 | SP-2024-0279C | Harris Branch E-35A Condominiums, D1 | 11814 Cameron Road, Harris Branch | Request: Three year site plan extension | Staff Rec: Recommended | Agent of record: Jonathan Fleming | Consent | APPROVED; one

commissioner recorded as a no | Source: official Swagit transcript video 403133 (provisional — transcript); posted agenda, City of Austin EDIMS id=482171 | Case page: texasentitlement.com/case/sp-2024-0279c.html

Dalton Airport Overlay Rezoning (C14-2026-0019, D2), I-RR to LI-CO, was recommended on the consent agenda. Before the vote, staff read in a last-minute change: custom manufacturing and light manufacturing come off the prohibited-uses list in the staff recommendation, and nothing was added *(provisional — transcript)*. **Harris Branch E-35A Condominiums (SP-2024-0279C, D1)**, a three-year site plan extension recommended by staff, was approved on the same motion. After the vote, one commissioner asked to be recorded as a no on this item, and the chair confirmed it still passed *(provisional — transcript)*. The same motion approved the September 15 minutes.

3. ZAP'S SEPTEMBER 15 RECORD IS APPROVED — FOUR OF FOUR DISPOSITIONS AS PRINTED

ZAP | September 15, 2026 | Item 2 | C14-2026-0046 | Howard Plaza, 3127 East Howard Lane, D1 | Request: W/LO to GR | Staff Rec: GR-CO | Agent of record: none listed (owner-applicant) | Public hearing closed 9-0, then POSTPONED to October 20, 2026, 8-1 | Source: approved minutes, City of Austin EDIMS id=482770 (certified — approved minutes)

The City has posted the approved minutes of ZAP's September 15 sitting. They agree with every disposition this desk printed for it and with last week's draft, vote for vote. **Howard Plaza (C14-2026-0046)**: public hearing closed 9-0, then postponed to October 20 on an 8-1 vote, Commissioner Stern voting nay. **12900 North US 183 (C14-2026-0022)**: indefinitely postponed at the applicant's request, 9-0 on consent. **Good Shepherd (SPC-2024-0393C)** and **Riddell Homestead North (SP-2021-0212C(XT2))**: approved, 9-0 on consent *(certified — approved minutes)*. One detail is not restated: for Good Shepherd the minutes record staff's recommendation of a phased duration of more than three years, and do not spell out the three-plus-three split we reported from the transcript. That detail keeps its transcript label. The minutes record their own approval at the October 6 meeting, 9-0, and note that Commissioners Cortes and Osta Lugo were absent.

THE ALPHA

Howard Plaza now returns on October 20 with a *certified* record that its public hearing is closed. Unless the commission reopens it, the testimony phase is over and the next move is the commission's. More generally, a second set of city minutes has now confirmed dispositions this desk first reported from a transcript, and again the procedure and the counts arrived only with the minutes. **The transcript is a reliable first read of what was decided and an incomplete one of how.** That is why October 6 carries its label this week.

4. OCTOBER 13 — THE COMMUNITY DEVELOPMENT COMMISSION'S FIRST ROUTED REZONING, AND THE PLANNING COMMISSION'S RETURN

PC | October 13, 2026 (forward — not yet heard) | NPA-2026-0021.03 + C14-2026-0040 | 1221 S IH-35 Rezoning, D9 | STAFF postponement from September 22 | CDC | October 13, 2026 | C14-2025-0051 | Woodward Mixed Use Flats, D3 | first rezoning routed under Council Resolution 20260423-039 | Source: Planning Commission September 22 transcript, video 401850 (provisional — transcript); ADW certified case store | Case page: texasentitlement.com/case/c14-2025-0051.html

The Planning Commission comes back on October 13 after three weeks without a sitting. The record sets **six items** for it: the 1221 S IH-35 pair (NPA-2026-0021.03 + C14-2026-0040, D9) on staff's postponement, its third setting to come *(provisional — transcript)*, and four parked there on August 25: Wickersham Retail (C14-2026-0016, D3, neighbourhood request); Wesley Property Donation (C14-2026-0028, D1, neighbourhood request); Barton Springs Zone SOS Amendment (C20-2026-008, staff request); Wesley Relocation Project (NPA-2026-0009.01, D1, neighbourhood request) *(August 25 minutes — approved September 8)*. The agenda is not posted, so this is the record's carry-over, not the City's list. The same evening, the Community Development Commission takes up its first rezoning routed under Council Resolution 20260423-039: Woodward (C14-2025-0051, D3), which stands at eleven settings in the certified store since October 28, 2025, every one postponed *(provisional — transcript)*. Woodward then returns to the Planning Commission on October 27, in a four-item cluster with the Airport & Koenig pair (its seventh setting to come) and 2020 West Anderson Lane *(provisional — transcript)*.

THE ALPHA

For anyone holding or pricing a site with existing multifamily housing, October 13 is the first chance to watch the new step happen. Three things to note: whether the CDC acts on the case or on the category; whether it issues something the case file can carry to the Planning Commission; and whether October 27 holds for Woodward. Our read is that the first night will tell us more about process than about outcomes, and process is what an underwriting timeline needs. D3, where it lands first, carries the city's slowest decade baseline: 1,730 hearings, 32.0% of decided approved against 63.6% postponed.

SECTION 2 — STRATEGIC WATCH LIST

FIVE DATES, IN ORDER, EACH WITH ITS EVIDENCE GRADE

OCTOBER 13 — PLANNING COMMISSION AND COMMUNITY DEVELOPMENT COMMISSION. At the PC, the record's six-item carry-over, led by the 1221 S IH-35 pair on staff's postponement *(provisional — transcript)*. At the CDC, Woodward (C14-2025-0051) is the first routed rezoning *(provisional — transcript)*. Neither agenda is posted.

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

OCTOBER 27 — PLANNING COMMISSION. Woodward Mixed Use Flats (C14-2025-0051, D3); Airport and Koenig Multifamily (C14-2025-0115, D4); 2020 West Anderson Lane (C14-2026-0050, D4); Airport and Koenig Multifamily (NPA-2025-0018.02, D4) *(provisional — transcript)*. Both density-bonus tier requests the commission has yet to take on the merits — Woodward's GR-DBC30 and 2020 West Anderson Lane's GR-DBC45-NP — are in it.

NOVEMBER 2 (MONDAY) — ZAP SPECIAL CALLED MEETING. November 3 is Election Day, so ZAP's first November meeting moves to the Monday. Two commissioners are targeting it for a recommendation related to traffic impact analysis *(provisional — transcript)*.

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

THE CODE WATCH. The future agenda item floated on October 6, on convenience storage in GR and LR zoning, has no date. If it reaches an agenda, it is the item that decides whether the October 6 route stays the only one. **THE RECORD-POSTING WATCH. Converted this week:** ZAP September 15, now approved minutes. **Still open:** ZAP October 6, transcript only and not yet in the certified store; PC September 22, transcript only, with draft minutes expected as October 13 backup. **THE POST-SB 840 WATCH.** No DBC or DB90 action on October 6. October 27 is where the DBC tiers are next tested.

SECTION 3 — DISTRICT FRICTION INDEX

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

Ten-year baselines (2016–September 22, 2026) trace to the ADW certified Districts & Submarkets recompute of October 8 (9,263 hearings, 7,809 agent-attributed; verify_publish PASS; data through 2026-09-22) and equal canon §1. **None moved this week:** the October 6 sitting is not in the store. For reference, the certified leaderboard's top two by decade volume read Drenner Group 921 and Armbrust & Brown 734 hearings. Approved / Postponed are shares of decided cases; a count is a floor, a rate is an estimate over the held sample. Status is editorial; each row's evidence keeps its own grade.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D8	Loop 360 / Westlake / Eanes Creek	336	48.0%	44.4%	YELLOW	**ZAP October 6 recommended the self-storage rezoning at 3601 Davis Lane (C14-2026-0057) over staff's recommendation** — GR-CO to CS-CO, with use prohibitions added from the dais; carried with one opposed *(provisional — transcript)*. Next stop is Council; no Council outcome is asserted. Circle C Tract 110 (C14-2025-0064) stands recommended (five settings), also with no Council outcome asserted.
D3	E Riverside / Govalle / Johnston Terr.	1,730	32.0%	63.6%	RED	**No sitting touched D3; both of its forward files wait on October.** Woodward (C14-2025-0051) is the Community Development Commission's first routed rezoning on October 13, then returns to the Planning Commission on October 27 — eleven settings in the certified store, none a merits vote *(provisional — transcript)*. Wickersham Retail (C14-2026-0016) is set for the October 13 Planning Commission on a neighbourhood postponement *(August 25 minutes — approved September 8)*.
D1	NE / E Austin / Airport-MLK	1,353	53.3%	36.0%	YELLOW	**ZAP October 6 approved the Harris Branch E-35A Condominiums three-year site plan extension (SP-2024-0279C) on consent**, one commissioner recorded as a no *(provisional — transcript)*. October 13: the Wesley pair (C14-2026-0028 + NPA-2026-0009.01) *(August 25 minutes — approved September 8)*. October 20: Howard Plaza (C14-2026-0046) returns to ZAP with its public hearing closed *(certified — approved minutes)*. November 10: Nirvana Retirement Complex (SPC-2026-0116A) *(provisional — transcript)*.
D2	S Congress / Del Valle / Sweetbriar	864	48.9%	42.0%	YELLOW	**ZAP October 6 recommended Dalton Airport Overlay Rezoning (C14-2026-0019), I-RR to LI-CO, on consent**, with staff's last-minute change read in *(provisional — transcript)*. Next stop is Council; no Council outcome is asserted. The Congress Views pair (NPA-2025-0020.04 + C14-2025-0096) remains indefinitely postponed *(August 25 minutes — approved September 8)*; the watch is the re-notice, not a date.
D4	N Central / Airport / N Lamar	466	49.8%	47.0%	YELLOW	**Every D4 file on the forward calendar is set for October 27**: the Airport & Koenig pair (seventh setting to come, none a merits vote so far) and 2020 West Anderson Lane (GR-DBC45-NP) *(provisional — transcript)*. Nothing in D4 has been decided since the last issue.
D9	Central / N University / E Riverside	914	48.4%	46.4%	YELLOW	**The 1221 S IH-35 pair (NPA-2026-0021.03 + C14-2026-0040) returns to the Planning Commission October 13** on its staff postponement *(provisional — transcript)*. Phoenix Motor Works (C14-2026-0026) stands recommended *(provisional — transcript)*; next stop is Council, and no Council outcome is asserted.
D10	NW / Far West	456	53.0%	40.2%	GREEN	Quiet. Rawson Saunders School (SPC-2026-0213A) stands approved *(provisional — transcript)*; no D10 file is on a posted forward agenda.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D5	SW Austin / IH-35 / Ben White	518	59.1%	31.7%	GREEN	Riddell Homestead North (SP-2021-0212C(XT2)) approved at ZAP September 15, 9-0 on consent *(certified — approved minutes)*. The Barton Springs Zone SOS code amendment (C20-2026-008) is set for the October 13 Planning Commission on staff's postponement *(August 25 minutes — approved September 8)*.
D6	Far NW / Anderson Mill / McNeil	307	56.8%	34.1%	YELLOW	12900 North US 183 (C14-2026-0022) is off the calendar on the applicant's indefinite postponement, granted 9-0 on consent at ZAP September 15 *(certified — approved minutes)*.
D7	N Central / Burnet / N Lamar	703	52.8%	37.3%	GREEN	Quiet; no D7 file on a posted forward agenda. SP-2026-0221D's cut/fill variances remain approved *(certified — approved minutes)*, conditions intact.
DT	Downtown core / Rainey / Conv. Ctr.	—	—	—	YELLOW	No downtown file on a posted forward agenda. The Opportunity Zone nomination a public speaker described on September 22 remains unverified by this desk.

SCORECARD OF THE WEEK

SCORECARD OF THE WEEK — ATTORNEY: JERRY PERALES

71	39.1%	26.1%	1	D3 / D8
10-yr hearings	Approval (decided)	Postponement	Recent (2024+)	Concentration

From the certified 10-year Planning Commission and Zoning & Platting record (D3(15); D8(13); (none)(12) concentration). The scorecard of the week rotates through counsel and firms across the whole market — a firm-neutral rotating view, never a standing single-firm feature. Full per-attorney and per-firm scorecards — filterable by district, framework, and year — are inside Pro.

ANALYST NOTE

A staff recommendation is the most-read paper in a case file, and for good reason: most nights the commission ends up near it. October 6 was the exception, and the way it went is the useful part. The commission did not wave staff's objection away: one commissioner said on the record that CS is odd here, and the commission then wrote most of that district back out, use by use, from the dais. What it would not do was leave a constrained lot empty to protect a use category the code drew decades ago. Our read is that this was a commission saying the code is the problem, and on the record it went as far as floating the fix.

The label matters this week. Every October 6 fact in this issue comes from an automated transcript that could not count the final vote cleanly, so no tally is printed and the dissenter is not named. The September 15 minutes, approved the same night, show why the label is worth keeping: they confirmed every disposition and still added detail the transcript never carried.

What to watch next. October 13: what the Community Development Commission does with its first routed rezoning, and what the Planning Commission agenda actually lists. October 20: Howard Plaza, with its hearing closed. October 27: the density-bonus cluster. November 2: ZAP's Monday meeting. And whether the convenience-storage item reaches an agenda at all. **The agenda is the signal; the record is the settlement.**

— Michael Msebenzi, Austin Development Watch

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SIDEBAR — THE 10-YEAR RECORDS

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