

Sources: official Swagit voice-to-text transcript of the **September 15 Zoning and Platting Commission** meeting (video 400995), retrieved 2026-09-17 from the video's own /transcript route — **the source states it is not the official minutes, so every September 15 outcome in this issue is labelled provisional — transcript**, with no exceptions and no numeric vote printed where none was stated | September 15, 2026 ZAP agenda (City of Austin EDIMS id=480863) | **September 22, 2026 PC agenda (EDIMS id=481233), posted and NOT yet heard** — Section 2 is paper, and no outcome on it is asserted | ADW entity database, gate-certified recompute (9,254 hearings; verify_publish PASS 2026-09-17; data through 2026-09-15) | ADW prediction ledger | commission calendar (PC 2nd/4th Tuesdays; ZAP 1st/3rd). **The Planning Commission did not meet this week** — it last sat September 8, carried in the last issue, and next sits September 22. No Council outcome is asserted ahead of the adopted-ordinance record.

A REZONING NOBODY SHOWED UP TO DEFEND, POSTPONED OVER ONE DISSENT — AND A TEN-YEAR ASK CUT TO SIX BY THE POSTING LANGUAGE, NOT BY THE MERITS

The Zoning and Platting Commission sat for thirty-seven minutes on September 15 and disposed of four hearing items. Chair Smith was absent; Vice Chair Greenberg presided. **Two were approved and two postponed, one of them indefinitely** — a split counted from the certified store, not read off the agenda. The week's lead is **the Howard Plaza rezoning on East Howard Lane, C14-2026-0046 (D1)**: W/LO to GR with staff recommending GR-CO, and **the applicant neither registered to speak nor appeared online**. The commission postponed to October 20 rather than act on a record with one side of it missing. **Commissioner Stern was the lone recorded dissent**, and his objection is the more interesting half of the vote.

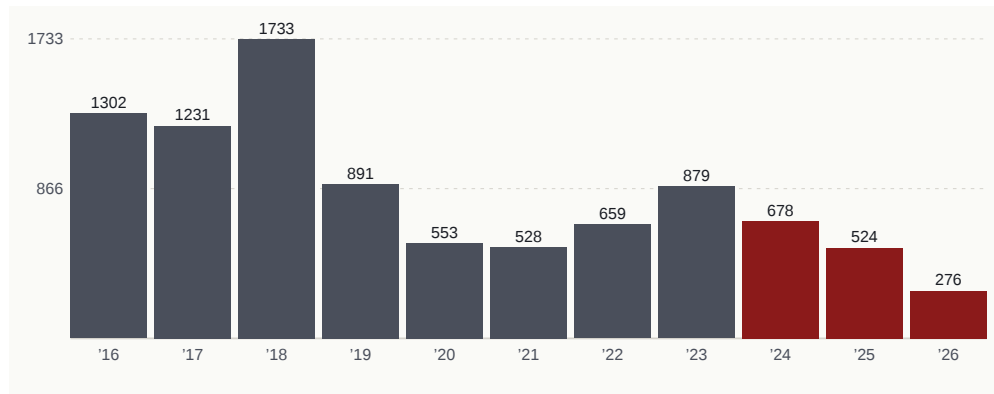
The second item worth the reader's time is not a fight about merits at all. Good Shepherd (SPC-2024-0393C, D1) asked for building height over 25 feet and **seven additional years** of phased site-plan duration on top of three. The case manager conceded on the record that he had left the seven-year request out of the staff report. The Law Department then advised that **the notice covered only a three-year extension** — so the commission could not grant what it had not noticed. The applicant took three plus three and went home. **A ten-year ask became a six-year approval in a single evening, and nothing about the merits changed. The notice did.**

EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

- **POSTPONED to October 20: Howard Plaza (C14-2026-0046, D1)** — W/LO to GR, staff recommending GR-CO. The applicant did not register and was not online; one adjoining owner spoke in opposition. Motion by Commissioner Flores, seconded by Commissioner Major, **carried with Commissioner Stern opposed**. This is the file's two setting and **neither has been a merits vote**. The tally was a show of hands the chair read as “everybody else is in favor”; no number was stated and none is printed. (*provisional — transcript*)
- **Stern's dissent is the argument worth reading.** On the record: the uses the neighbour fears are already prohibited by the recommended overlay, and postponing at an opponent's request “*rewards that behavior*.” He also said, in terms, that he would feel no differently on October 20. A commissioner putting the incentive problem of serial postponement on the record is rarer than the postponement itself. (*provisional — transcript*)
- **APPROVED on consent: Good Shepherd (SPC-2024-0393C, D1)** — height over 25 feet in the W/LO zone (29 ft 1 in as proposed) and **three years plus three additional years** of phased duration. The applicant sought seven additional years; the staff report omitted the request, and **the Law Department advised the posting language reached only three**. Options were postpone-and-re-post or take 3+3. The applicant took it. Per staff the first further extension is administrative. (*provisional — transcript*)
- **APPROVED on consent: Riddell Homestead North (SP-2021-0212C(XT2), D5)** — a three-year site plan extension, staff-recommended, one speaker registered and waived. **INDEFINITE POSTPONEMENT granted: 12900 North US 183 (C14-2026-0022, D6)** — GR to CS-V-CO on the applicant's own request, staff recommendation still pending. An indefinite postponement sets no return date at all. (*provisional — transcript*)
- **Items 3, 4 and 5 rode one consent motion and the transcript records no count.** “That's unanimous” is what was said; nine commissioners answered roll and a tenth was expected but never recorded. **This desk does not write 9-0.** A count nobody stated is not a count, and the certified store carries those rows with the disposition set and the tally empty — which is why the Scoreboard below prints dispositions and not numbers.

• **Data layer.** The certified record holds **9,254 heard hearings, 7,800 agent-attributed**, at a measured **99.8% coverage** of the source documents' own item counts since 2016 (weakest year 2020, 98.7%). *A count is a floor; a rate is an estimate over the held sample. The certified basis moved by exactly this sitting* — four heard hearings were written into the store and every dependent rate re-derived. Data through September 15. Every leaderboard and district baseline below traces to it (Drenner Group 921, Armbrust & Brown 734; D1 1,352/53.3%/35.9%, D5 518/59.1%/31.7%, D6 307/56.8%/34.1%).



Austin PC + ZAP hearings by year, 2016–2026 (certified). 9,254 hearings across the decade; the 2026 column is the year to date, through September 15. The 2026 column moved this week as the September 15 Zoning and Platting sitting was written into the store.

THE SCOREBOARD — ONE SITTING, ONE EVIDENCE GRADE

WHAT THE SEPTEMBER 15 TRANSCRIPT SAYS, AND WHAT SEPTEMBER 22 ONLY POSTS

Table A is the September 15 Zoning and Platting record on the meeting's own voice-to-text transcript (Swagit video 400995). **Every row carries one label and it is the same label** — *provisional — transcript* — because no city-authored record of this sitting exists yet. Draft minutes are expected as September 15 backup to the October 6 ZAP agenda; approved minutes after that. Last issue carried three evidence grades because three kinds of record were in play; this issue carries one, and saying so is the point. **Table B is not a result table at all.** It is the September 22 Planning Commission docket as posted, and every row states the paper and stops. The distinction is the product: a reader should never have to ask what kind of record a number came from.

TABLE A — SEPTEMBER 15 ZONING AND PLATTING — RESULTS (provisional — transcript, no vote counts stated)

Item	Case	Dist	Agent of record	Result — Sep 15 transcript
2	C14-2026-0046 (Howard Plaza)	D1	None of record (owner-applicant)	POSTPONED to October 20 — W/LO to GR, staff recommending GR-CO. The applicant did not register and was not online. Motion by Commissioner Flores, seconded by Commissioner Major. Commissioner Stern was the lone recorded dissent. The store now holds two settings on this file, both postponed, neither a merits vote. No numeric tally was stated and none is printed. (<i>provisional — transcript</i>)
3	C14-2026-0022 (12900 North US 183)	D6	Drenner Group PC (Amanda Swor)	INDEFINITE POSTPONEMENT granted — GR to CS-V-CO, on the applicant's own request, taken on the consent agenda. Staff recommendation was still pending. An indefinite postponement sets no return date; the file leaves the calendar until somebody re-notices it. (<i>provisional — transcript</i>)
4	SPC-2024-0393C (The Good Shepherd Anglican Church)	D1	Henderson Professional Engineers (Jennifer Henderson)	APPROVED on consent — site plan with height over 25 ft in the W/LO zone (29 ft 1 in as proposed), and three years plus three additional years of phased site-plan duration. The applicant had asked on the record for seven additional years; the Law Department advised the posting language covered only three , so the commission could not grant what it had not noticed. No numeric count was stated. (<i>provisional — transcript</i>)

Item	Case	Dist	Agent of record	Result — Sep 15 transcript
5	SP-2021-0212C(XT2) (Riddell Homestead North)	D5	WGI (Nykea Keitt)	APPROVED on consent — three-year site plan extension, staff-recommended. One speaker registered and waived. No numeric count was stated. (<i>provisional — transcript</i>)

TABLE B — SEPTEMBER 22 PLANNING COMMISSION — POSTED DOCKET (not heard; no outcome asserted)

Item	Case	Dist	Agent of record	Posted position — NOT an outcome
—	C14-2025-0051 (Woodward Mixed Use Flats)	D3	Thrower Design LLC (Victoria Haase)	POSTED: MF-3 to GR-DBC30 ; staff recommends GR-CO-DBC30. Re-set after a staff postponement off September 8. The store holds 10 settings on this file since October 28, 2025, not one of them a merits vote. <i>Heard September 22; outcomes publish when the record posts.</i>
—	C14-2026-0050 (2020 West Anderson Lane)	D4	Alice Glasco Consulting	POSTED: GR-CO-NP to GR-DBC45-NP , recommended. A second density-bonus tier request the same night. <i>Heard September 22; outcomes publish when the record posts.</i>
—	NPA-2026-0021.03 + C14-2026-0040 (1221 S IH-35)	D9	Husch Blackwell, LLP (Lindsey Walker)	POSTED: SF to Commercial land use and LR-NP/SF-3-NP to CS-NP, both staff-recommended , in the East Riverside/Oltorf combined NPA. Re-set after slipping off September 8. <i>Heard September 22; outcomes publish when the record posts.</i>
—	NPA-2025-0018.02 + C14-2025-0115 (Airport & Koenig MF)	D4	DuBois, Bryant & Campbell, L.L.P. (David Hartman)	POSTED, and staff already carries an applicant postponement request to October 27. The store holds 5 settings on this file, every one postponed. On the paper it is set to slip a second time. <i>Heard September 22; outcomes publish when the record posts.</i>
—	C14-2026-0026 (Phoenix Motor Works)	D9	Alice Glasco Consulting	POSTED: CS-MU-V-CO-NP to LI-PDA-NP at 1125/1127 West 6th, Old West Austin — an industrial-PDA request inside a central neighbourhood plan area. <i>Heard September 22; outcomes publish when the record posts.</i>

THE DESK'S OWN CALLS — NONE LOGGED ON THIS DOCKET, AND THAT IS THE FINDING

This desk logged no call on any item of the September 15 Zoning and Platting docket, and it should have. The agenda posted around September 11; the ledger's newest calls are still the seven written on September 7 against the September 8 Planning Commission sheet. The reason is not editorial judgement — it is that the Monday automation that writes pre-gavel calls did not run on September 14. **A prediction that was never written down cannot be scored, and a desk that publishes a scoreboard has to say when the scoreboard is empty because of its own plumbing rather than because the week was quiet.**

What the ledger does and does not now hold. C14-2026-0046 carries a call, but it is keyed to its *first decided hearing* on August 4 and was scored there — correctly, as a postponement. **The September 15 postponement does not re-score it**, by the same rule that left Circle C unscored two issues ago; stating that rule when it costs the desk a second hit is the only way it means anything. No call exists on the other three files. Across the ledger's 12 scored calls to date the model runs a Brier score of **0.4346** at **16.7%** accuracy against an observed consent rate of **83.3%** — unchanged this week, because nothing was scored. It is published because it is being measured, not because it is good.

SECTION 1 — THE WATCH LIST

AN EMPTY APPLICANT CHAIR, AN OVERLAY THAT CANNOT REACH THE THING EVERYONE IS ARGUING ABOUT, AND A NOTICE THAT CUT AN ASK BY FOUR YEARS

1. THE APPLICANT DID NOT COME, SO THE COMMISSION DID NOT DECIDE — AND ONE COMMISSIONER SAID THAT IS THE PROBLEM

ZAP | September 15, 2026 | Item 2 | C14-2026-0046 | Howard Plaza, 3127 East Howard Lane, Harris Branch, D1 | Request: W/LO to GR | Staff Rec: GR-CO | Owner/applicant Peter Pham | **Agent of record: none listed on the agenda** | POSTPONED to October 20, 2026 — Flores moved, Major seconded, **Commissioner Stern opposed**; a show of hands, no numeric tally stated | Source: official Swagit transcript video 400995, retrieved 2026-09-17; agenda EDIMS id=480863 (*provisional — transcript*) | Case page: texasentitlement.com/case/c14-2026-0046.html

The file came back to the dais for the two time and the applicant was not there — not registered to speak, not online. One speaker appeared in opposition, an adjoining owner in the East Village / Pioneer Crossing PUD, asking for one of three things: hold W/LO; approve GR-CO but add *theater, indoor entertainment* and *restaurant (general)* to the prohibited list and hold the W/LO height, setback and impervious-cover standards; or postpone thirty days. **The commission took the third**, and several commissioners said plainly why: with the applicant absent there was nobody to ask.

Commissioner Stern's dissent is the part worth keeping. His argument was that the uses the neighbour fears are already prohibited by staff's recommended overlay, that the postponement therefore buys nothing on the merits, and that granting it at an opponent's request "*rewards that behavior.*" He added that he would feel no differently on October 20. Whether or not he is right, the objection names a real incentive: if a postponement is available for the asking, the asking is free, and the party paying carry is the one who did not ask.

THE ALPHA

An absent applicant is not a neutral event on this commission — it is close to an automatic postponement, and it is the cheapest unforced error in the entitlement calendar. Both of this file's two settings have ended without a merits vote, and the second one turned on nobody being in the room to answer a question about a pavilion. For an underwriting desk the read is blunt: presence at the hearing is a line item, and its absence costs a cycle — here roughly five weeks of carry for a matter that had a staff recommendation in hand. D1 is the friendliest big district in the city at 1,352 decade hearings and 53.3% of decided approved; a file that cannot convert there is losing on attendance, not on zoning.

2. THE OVERLAY CANNOT REACH THE THING EVERYONE IS ARGUING ABOUT

ZAP | September 15, 2026 | Item 2 | C14-2026-0046 | D1 | The substance under the postponement | Source: official Swagit transcript video 400995 (provisional — transcript)

Staff's recommended conditional overlay already prohibits fifteen uses, including **outdoor** entertainment and club/lodge. The contested gap is **indoor** assembly. On the site sits a pavilion the record cannot size consistently — **the site plan and the zoning application disagree, 6,000 against 7,200 square feet** — beside a building originally approved as a daycare and private recreation buffer, which an applicant letter dated September 10 puts in play as a wedding-and-event venue. The neighbour's ask was to name indoor entertainment in the prohibition list.

Two things staff put on the record make this more than a drafting quarrel. First, **outdoor amplified sound is not a use under the code at all** — it lives in Chapter 9, not the land development code's use table — so a conditional overlay *cannot* reach it, and the noise complaint everyone is actually anticipating is a site-plan and noise-ordinance matter. Second, the route that would reach indoor assembly was discussed and not taken: **make indoor entertainment a conditional use**, which forces a CUP hearing before a certificate of occupancy issues. That is a different instrument from a prohibition, and it leaves the question open to a later hearing rather than settling it now.

THE ALPHA

This is the transferable finding of the issue, and it generalises past this parcel. **A conditional overlay is a use instrument, and the things neighbours actually litigate — noise, hours, traffic at 11pm — are frequently not uses.** Prohibiting outdoor entertainment on a buffer parcel and believing you have bought quiet is a category error the code invites. For any D1 or D5 buffer parcel with an assembly building on it, the instruments that bite are the conditional-use designation (which forces a second hearing before occupancy) and the site plan, not the prohibited-use list. Underwrite the CUP risk, not the CO list — and price the discrepancy between a site plan and a zoning application about the same building, because that gap is where the argument will be held.

3. A TEN-YEAR ASK BECOMES SIX, ON THE POSTING LANGUAGE ALONE

ZAP | September 15, 2026 | Item 4 | SPC-2024-0393C | The Good Shepherd Anglican Church of Austin, 2913 Ferguson Lane, Walnut Creek, D1 | Request: site plan with height over 25 ft in the W/LO zone (29 ft 1 in proposed); phased site plan duration beyond 3 years | Staff Rec: Recommended | Agent of record: Henderson Professional Engineers (Jennifer Henderson) | APPROVED on the consent agenda as amended — 3 years plus 3 additional years; no numeric count stated | Source: official Swagit transcript video 400995 (provisional — transcript)

The applicant stated on the record that she was seeking **seven additional years, ten in total**, and the case manager conceded the staff report had omitted that request — his error, said plainly at the dais. The Law Department's advice followed immediately: **the published notice covered a three-year extension and nothing more**, so the commission had no power to grant ten however it felt about the merits. The options offered were postpone and re-post, or take the standard three years plus a three-year extension. The applicant took 3 + 3, and the height was approved as proposed.

Nothing about the merits was decided. No commissioner argued the church should have less time; no neighbour objected; staff recommended the case. A four-year reduction happened because of what a notice said, and the applicant chose a certain six over a contested ten plus a cycle of delay. Per staff, the first further extension after this is administrative — one year, without a hearing — which is part of why taking it was rational.

THE ALPHA

Read the posting language before you read the staff report. The notice is a ceiling on what a commission can grant, it is set weeks before the hearing by someone who is not the decision-maker, and it is invisible in every summary of a case that a desk normally reads. Here it cost four years of phasing on an uncontested file. The practical test for any extension or variance request: does the noticed scope cover the ask, and if it does not, is the applicant better off taking the noticed maximum today or re-posting and returning in six weeks? That is a carry-cost calculation, and on this record applicants take the certain lesser grant far more often than they re-post.

4. ONE FILE LEAVES THE CALENDAR ENTIRELY, AND THE ROOM SAID “UNANIMOUS” WITHOUT COUNTING

ZAP | September 15, 2026 | Items 3, 4, 5 | Indefinite: C14-2026-0022 (12900 North US 183, D6, GR to CS-V-CO, applicant's own request, staff recommendation pending), agent of record Drenner Group PC (Amanda Swor) | Also on the motion: SPC-2024-0393C (D1) and SP-2021-0212C(XT2) (Riddell Homestead North, D5, three-year extension), agent of record WGI (Nykea Keitt) | One consent motion, moved by Commissioner Puzycki as amended, seconded by Commissioner Flores | Source: official Swagit transcript video 400995 (provisional — transcript)

An indefinite postponement is not a long postponement. It sets no return date, and the file leaves the calendar until somebody re-notices it. C14-2026-0022 went that way on the applicant's own request with staff's recommendation still unwritten — the same shape as the three files that went indefinite at Planning Commission on August 25. For a holder paying interest it is an option with no expiry written on it, which is a cost; for whoever is not paying carry, it is free.

What this desk did not print, and why. The three consent items carried on a motion the transcript records as “that's unanimous.” Nine commissioners answered roll and a tenth was mentioned as possibly arriving later but never recorded. **The obvious move is to write 9-0. This desk did not, and the certified store carries those rows with the tally empty.** Item 2's postponement is the same discipline in a harder case: it was a split with one named dissent and no stated total, so the disposition and the dissent are recorded as facts and the count is left blank rather than reconstructed from an attendance list. A vote total that was inferred rather than heard is not a record, and a subscriber cannot tell the two apart once it is printed.

THE ALPHA

Three of this sitting's four items moved on a single consent motion in a thirty-seven-minute meeting, and the only item that took argument was the one with an empty applicant chair. That ratio — not the individual outcomes — is the signal. D6 sits at 307 decade hearings and 56.8% of decided approved, D5 at 518 and 59.1%; these are low-volume, high-clearance rooms where the negotiation finishes before the gavel. The decision-useful moment for a matter in either district is the week the agenda posts, not the night it is heard — and the decision-useful question is whether the backup carries a staff recommendation, a postponement request, or neither.

SECTION 2 — FORWARD DOCKET & STRATEGIC WATCH

NINE HEARINGS ON SEPTEMBER 22, THE DBC TRANSITION TURNS ROUTINE, AND A JOINT COMMITTEE ASKS WHETHER IT SHOULD EXIST

PC, SEPTEMBER 22 — NINE PUBLIC HEARINGS, AND THE DENSITY-BONUS TRANSITION IS NOW VISIBLY ROUTINE. Two DBC conversions are set the same night: **C14-2025-0051** (Woodward Mixed Use Flats, D3, East Riverside/Oltorf) MF-3 to **GR-DBC30** with staff recommending GR-CO-DBC30, and **C14-2026-0050** (2020 West Anderson Lane, D4) GR-CO-NP to **GR-DBC45-NP**, recommended. Woodward is the file to watch: the store holds 10 settings on it since October 28, 2025 and **not one of them has been a merits vote**. A framework request that has never once been decided, on an agenda where a second tier request is being taken as ordinary, is the DBC story in one line.

THE EAST RIVERSIDE CLUSTER RE-SETS. The 1221 S IH-35 pair (NPA-2026-0021.03 + C14-2026-0040, D9) is posted again after slipping off September 8 — SF to Commercial and LR-NP/SF-3-NP to CS-NP, **both staff-recommended**, in the East Riverside/Oltorf combined plan area. On this record a staff-recommended pair with no posted opposition is close to done; this desk asserts no outcome, and says only that the paper is unusually clean.

SET TO SLIP A SECOND TIME. The Airport & Koenig pair (NPA-2025-0018.02 + C14-2025-0115, D4) is posted for September 22, but **staff's own backup already carries an applicant postponement request to October 27**. The store holds 5 settings on that file, every one postponed. A matter that arrives at its own hearing carrying a request to leave it is a calendar cost, not a contest.

THE STRUCTURAL ITEM, AND IT IS NOT A CASE. The **Small Area Planning Joint Committee is debating whether it should continue to exist**. The question is set for its November agenda, with a possible recommendation to both the Planning Commission and Zoning and Platting after — tied on the record to the **Imagine Austin update**, which is expected to refresh “pretty much all the plans.” Read it with the standing ZAP/PC jurisdiction-restructure thread rather than as a curiosity: a committee proposing its own dissolution during a comprehensive-plan rewrite is a jurisdiction question, and jurisdiction determines which room a file is heard in. (*provisional — transcript*)

TWO OPEN THREADS THIS DESK IS CHASING, NEITHER RESOLVED IN THIS RECORD. The **Codes and Ordinances Joint Committee met on September 16** to consider a **Save Our Springs amendment**; the outcome is not in the September 15 record and the C&O agenda and minutes are the next source. And a **transportation-analysis briefing to ZAP is currently targeted at October 20**, unconfirmed, with a draft **recommendation** — not a resolution — to follow. Both are stated here as pending, because a watch item that is quietly dropped is worse than one that is carried openly. (*provisional — transcript*)

THE RECORD-POSTING WATCH. **September 15 ZAP** is transcript-only and converts when its draft minutes post as October 6 backup, then again when those are approved. **September 1 ZAP** and **September 8 PC** remain transcript-only. **August 25 PC** sits at draft minutes and converts when the approved document posts. Four sittings, three evidence grades between them, and each one converts a label in a future issue rather than changing a number in this one.

THE POST-SB 840 WATCH. Two DBC tier requests are set for one night on September 22, which is the first time the framework has appeared twice on a single Planning Commission agenda. The DB90 tail cleared on consent a fortnight ago without a question. **The divergence remains DB90-routine against DBC-untested**, and Woodward is the test that has not yet been run. DDB participation filings: none surfaced this week. Filings, not ordinances, remain the signal class.

SECTION 3 — DISTRICT FRICTION INDEX

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

Ten-year baselines (2016–September 2026) trace to the ADW certified Districts & Submarkets recompute (9,254 hearings; gate-passed 2026-09-17, data through 2026-09-15). **The baselines moved this week**, because the September 15 Zoning and Platting sitting was written into the certified store: four heard hearings were added and every rate that depends on them was re-derived — D1, D5 and D6 each carry one or two more settings than last issue. That is the record being written down, not a correction to anything previously published. They remain not comparable to figures printed before the August 25 decade backfill. Approved / Postponed are shares of decided cases; a count is a floor, a rate is an estimate over the held sample. Status is editorial, set against the September 15 transcript (*provisional — transcript*) and, where a row says POSTED, against the September 22 agenda, which is paper: **no row below asserts an outcome on a meeting that has not been held**.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D1	NE / E Austin / Airport-MLK	1,352	53%	36%	YELLOW	Two of this week's four ZAP items sat here, and they split. Howard Plaza (C14-2026-0046) was POSTPONED to October 20 with the applicant absent and one commissioner dissenting — two settings, no merits vote yet. Good Shepherd (SPC-2024-0393C) was APPROVED on consent at 3 + 3 years after the notice capped a ten-year ask. The friendliest big district in the city is still losing files to attendance and posting language, not to zoning (provisional — transcript).
D3	E Riverside / Govalle / Johnston Terr.	1,729	32%	64%	RED	Woodward's DBC-30 conversion is POSTED for September 22 and has still never been heard on the merits. The certified store holds 10 settings on that file since October 28, 2025, not one of them a merits vote. No D3 file sat on September 15. Nothing on this row is an outcome — the September 22 agenda is paper. The city's hardest room, and it is hard in calendar first.
D4	N Central / Airport / N Lamar	463	50%	47%	YELLOW	Airport & Koenig (NPA-2025-0018.02 + C14-2025-0115) is POSTED for September 22 carrying staff's own note of an applicant postponement request to October 27 — 5 settings on the file, every one postponed, not one a merits vote. A second DBC tier request (C14-2026-0050, GR-DBC45-NP) is posted the same night. Posted paper, no outcome asserted. The string, not the recommendation, is the file.
D9	Central / N University / E Riverside	911	48%	46%	YELLOW	1221 S IH-35 (NPA-2026-0021.03 + C14-2026-0040) is POSTED for September 22 , re-set after slipping off September 8, both staff-recommended; Phoenix Motor Works (C14-2026-0026) posts an industrial-PDA request inside a central plan area the same night. The 600 E Riverside PUD (C814-2025-0001) remains INDEFINITELY POSTPONED with staff's recommendation still unwritten and no return date. No D9 file sat on September 15; nothing here is an outcome.
D2	S Congress / Del Valle / Sweetbriar	864	49%	42%	YELLOW	Quiet week; no D2 file on the September 15 docket and none posted for September 22. The Congress Views pair (NPA-2025-0020.04 + C14-2025-0096) remains INDEFINITELY POSTPONED 11-0 on the August 25 draft minutes. An indefinite postponement sets no return date; the watch is the re-notice, not a date.
D10	NW / Far West	455	53%	40%	GREEN	Quiet week; no D10 file on the September 15 docket. 1801 and 1805 W. 35th Street (C14-2026-0048) stands APPROVED 11-0 as amended on the August 25 draft minutes — LR-CO-NP with a Conditional Overlay prohibiting a service station and a 39-foot height cap. Still the one file this quarter where the commission wrote a condition onto the zoning.
D8	Loop 360 / Westlake / Eanes Creek	336	48%	44%	GREEN	Quiet week; no D8 file on the September 15 docket. Circle C Tract 110 (C14-2025-0064) is closed into the certified store at approved 6-1 — 5 settings, ending in a recommendation. Next stop is Council; no Council outcome is asserted. The 6-3 at 1120/1122 S Capital of Texas Hwy (C14-2025-0089) still shows no posted Council setting.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D7	N Central / Burnet / N Lamar	703	53%	37%	GREEN	Quiet week; no D7 file on the September 15 docket or the September 22 posting. SP-2026-0221D's 20-foot cut/fill variances remain certified approved 6-0 on the August 18 minutes, conditions intact.
D6	Far NW / Anderson Mill / McNeil	307	57%	34%	YELLOW	12900 North US 183 (C14-2026-0022) took an INDEFINITE POSTPONEMENT on the applicant's own request , granted on consent, with staff's recommendation still pending — GR to CS-V-CO. The district's first file in weeks leaves the calendar with no return date at all. A high-clearance room, but this one is now an option with no expiry written on it (provisional — transcript).
D5	SW Austin / IH-35 / Ben White	518	59%	32%	GREEN	Riddell Homestead North (SP-2021-0212C(XT2)) is APPROVED on consent — a three-year site plan extension, staff-recommended, one speaker registered and waived. The city's highest-approval decade baseline, behaving like it. The Barton Springs Zone SOS code amendment (C20-2026-008), which reaches this watershed, remains parked to October 13 on staff's ask (provisional — transcript).
DT	Downtown core / Rainey / Conv. Ctr.	—	—	—	YELLOW	815 W 11th's no-recommendation handoff still awaits a Council setting. DDB uptake nil — no participation filings surfaced this week.

SCORECARD OF THE WEEK

SCORECARD OF THE WEEK — FIRM: SOUTHWEST ENGINEERS

112
10-yr hearings

62.2%
Approval (decided)

8.1%
Postponement

0
Recent (2024+)

D1 / D3
Concentration

From the certified 10-year Planning Commission and Zoning & Platting record (D1(65); D3(26); (none)(10) 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.

Two of this week's four items turned on something other than the merits, and that is the issue's whole argument. A rezoning was postponed because the applicant did not attend. A ten-year phasing request became six because of what a notice said. In neither case did a commissioner decide that the proposal was wrong. A desk that reads only staff recommendations and vote outcomes would record both files as ordinary and would have learned nothing from the evening.

The more durable finding sits underneath the Howard Plaza postponement. **Staff said on the record that outdoor amplified sound is not a use under the code**, and therefore that no conditional overlay can prohibit it. Everyone in that room was arguing about noise from an events pavilion, and the instrument they were arguing over could not reach it. The route that could — making indoor entertainment a conditional use, so a CUP hearing has to happen before occupancy — was raised and left on the table. That is a reusable lesson for any buffer parcel carrying an assembly building, and it is worth more than the disposition it came wrapped in.

This desk also has to report a failure of its own. No pre-gavel call was logged on the September 15 docket, because the automation that writes them did not run on September 14. The agenda had been posted since roughly the 11th. Nothing was predicted, so nothing can be scored, and the ledger's twelve scored calls stand unchanged at a Brier score of 0.4346 and 16.7% accuracy. An empty scoreboard caused by a broken cron is not the same thing as a quiet week, and a publication that would print the difference only when it flattered itself would not be worth reading.

What to watch next. The September 22 Planning Commission, carrying nine hearings, two DBC tier requests and a file that has been set ten times without a merits vote; whether Airport & Koenig slips again to October 27 as its own backup says it

will; the Codes and Ordinances outcome on the Save Our Springs amendment from September 16; the October 20 return of Howard Plaza, where one commissioner has already said on the record that he will not have changed his mind; the transportation-analysis briefing targeted at that same date; and the November agenda where a joint committee decides whether to recommend its own abolition. **The agenda is the signal; the record is the settlement.**

— Michael Msebenzi, *Austin Development Watch*

FOUNDER'S ANNUAL PRO — THE WATCH DESK

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SIDEBAR — THE 10-YEAR RECORDS

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