

Sources: official Swagit voice-to-text transcript of the **September 22 Planning Commission** meeting (video 401850), retrieved 2026-09-24 from the video's own /transcript route — **the source states it is not the official minutes, so every September 22 outcome in this issue is labelled provisional — transcript**, and no numeric vote is printed because none was stated | September 22, 2026 PC agenda (City of Austin EDIMS id=481233) | ADW entity database, gate-certified recompute (9,254 hearings; verify_publish PASS; data through 2026-09-15) — **the September 22 sitting is not yet written into the store**, so no certified figure in this issue moved | ADW prediction ledger (read, not written) | commission calendar (PC 2nd/4th Tuesdays; ZAP 1st/3rd). **The Zoning and Platting Commission did not meet this week** — it last sat September 15, carried in the last issue, and its October 6 agenda is not yet posted. No Council outcome is asserted ahead of the adopted-ordinance record.

SEVEN OF NINE SLIPPED IN FIFTEEN MINUTES (PROVISIONAL) — AND ONE QUESTION ABOUT AN APARTMENT SITE SURFACED A NEW REVIEW STEP FOR REZONINGS OF EXISTING MULTIFAMILY HOUSING

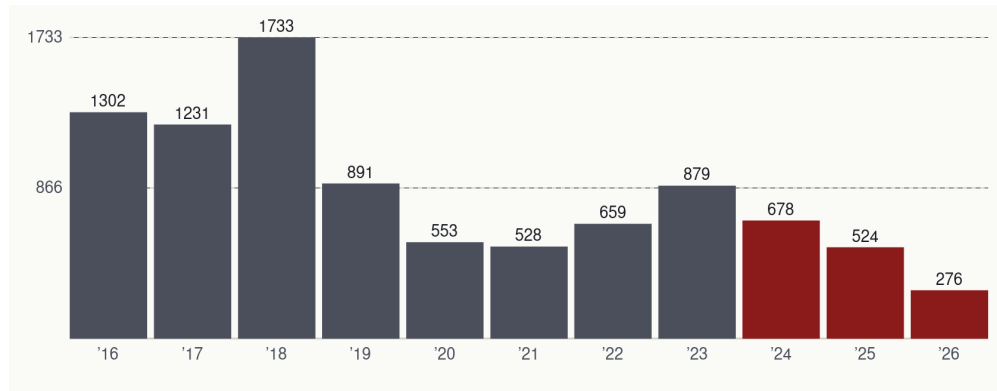
The Planning Commission sat from 6:00 to 6:15 PM on September 22 and put all nine public hearings on a single consent motion, carried **without objection** — no numeric vote was stated and none is printed here. **Two items were recommended or approved; seven were postponed** — two to October 13, four to October 27 and one to November 10. Both density-bonus tier requests on the docket went to October 27 without a merits hearing. (*provisional — transcript*)

The finding of the week came from a question, not a vote. Asked whether Woodward Mixed Use Flats (C14-2025-0051, D3) would go to the **Community Development Commission** before returning, staff answered yes: the CDC's October 13 agenda carries an item on *existing multifamily rezoning cases* that have not received final action from City Council, under a Council resolution adopted April 23 (**Resolution 20260423-039**) that, per staff, seeks review of those cases by that body. How the CDC's view reaches the Planning Commission is, in staff's words, still being developed; a separate update to City Code Chapter 4-18 is being worked by the Housing Department with no timeline. (*provisional — transcript*)

EXECUTIVE SUMMARY

THE WEEK IN SIX LINES

- **One motion, nine hearings, fifteen minutes.** Two recommended or approved, seven postponed (two to October 13, four to October 27 and one to November 10). Requesters, as read: staff two, applicant two, neighbourhood two, joint applicant-and-neighbourhood one. Carried without objection; **no count was stated and none is printed.** (*provisional — transcript*)
- **A new review step for existing apartments.** Woodward (C14-2025-0051, D3) took a neighbourhood postponement to October 27 — its eleventh setting, still no merits vote — and staff confirmed it goes to the Community Development Commission on October 13 under Resolution 20260423-039. The CDC item covers existing-multifamily rezonings not yet at final Council action; the process is still being developed. (*provisional — transcript*)
- **RECOMMENDED: Phoenix Motor Works (C14-2026-0026, D9),** CS-MU-V-CO-NP to LI-PDA-NP at 1125/1127 West 6th, with a staff condition read into the record: maximum height per subsections 5A and 5B *plus* additional height under the code's height-limit exceptions (City Code 25-2-531). The applicant confirmed agreement on the record. **APPROVED: Rawson Saunders School CUP (SPC-2026-0213A, D10).** (*provisional — transcript*)
- **Re-sets.** The 1221 S IH-35 pair (D9) took a **staff** postponement to October 13, reason not stated — its second setting. Airport & Koenig (D4) took the applicant postponement to October 27 its own backup already carried — sixth setting, none a merits vote. (*provisional — transcript*)
- **Both density-bonus tier requests slipped.** 2020 West Anderson Lane (C14-2026-0050, D4, GR-DBC45-NP) on a joint applicant-and-neighbourhood request, and Woodward (GR-DBC30), both to October 27. Nirvana Retirement Complex (SPC-2026-0116A, D1) went furthest, to November 10 on a neighbourhood request. (*provisional — transcript*)
- **Data layer: unchanged, and that is stated rather than implied.** 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%), data through September 15, 2026. The September 22 sitting has not been written into the store, so no baseline below moved this week. *A count is a floor; a rate is an estimate over the held sample.*



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 chart did not move this week: the September 22 Planning Commission sitting is not yet in the certified store.

THE SCOREBOARD — ONE SITTING, ONE EVIDENCE GRADE

WHAT THE SEPTEMBER 22 TRANSCRIPT SAYS, AND WHAT THE DESK HAD CALLED

Table A is the September 22 Planning Commission record on the meeting's own voice-to-text transcript (Swagit video 401850). Every row carries the same label — *provisional — transcript* — because no city-authored record of this sitting exists yet; draft minutes normally appear as backup to the next agenda, here October 13. The whole consent agenda carried on one motion without objection; **no numeric count was stated, so no row prints one**. **Table B** sets the desk's own logged calls beside those outcomes. The ledger itself is not written by this issue: it scores from the certified store, and this sitting is not in it yet.

TABLE A — SEPTEMBER 22 PLANNING COMMISSION — RESULTS (provisional — transcript, no vote counts stated)

Item	Case	Dist	Agent of record	Result — Sep 22 transcript (no vote count stated)
2	NPA-2026-0021.03 (1221 S IH-35 Rezoning)	D9	Husch Blackwell, LLP (Lindsey Walker)	POSTPONED to October 13 — STAFF request. Single Family to Commercial land use; staff recommendation recommended. Second setting. (<i>provisional — transcript</i>)
3	C14-2026-0040 (1221 S IH-35 Rezoning)	D9	Husch Blackwell, LLP (Lindsey Walker)	POSTPONED to October 13 — STAFF request. LR-NP and SF-3-NP to CS-NP; staff recommendation recommended. Second setting. (<i>provisional — transcript</i>)
4	NPA-2025-0018.02 (Airport and Koenig Multifamily)	D4	DuBois, Bryant & Campbell, L.L.P. (David Hartman)	POSTPONED to October 27 — APPLICANT request. Commercial to Mixed Use land use. As staff's posted backup already said. Sixth setting; none a merits vote. (<i>provisional — transcript</i>)
5	C14-2025-0115 (Airport and Koenig Multifamily)	D4	DuBois, Bryant & Campbell, L.L.P. (David Hartman)	POSTPONED to October 27 — APPLICANT request. CS-NP to LI-PDA-NP. As staff's posted backup already said. Sixth setting; none a merits vote. (<i>provisional — transcript</i>)
6	C14-2025-0051 (Woodward Mixed Use Flats)	D3	Thrower Design LLC (Victoria Haase)	POSTPONED to October 27 — NEIGHBORHOOD request. MF-3 to GR-DBC30; staff recommends GR-CO-DBC30. Staff stated the case goes to the Community Development Commission on October 13 first. Eleventh setting; none a merits vote. (<i>provisional — transcript</i>)
7	C14-2026-0026 (Phoenix Motor Works)	D9	Alice Glasco Consulting (Alice Glasco)	RECOMMENDED on consent — CS-MU-V-CO-NP to LI-PDA-NP, with a staff condition read into the record adding to the height section; applicant confirmed agreement on the record. (<i>provisional — transcript</i>)
8	C14-2026-0050 (2020 West Anderson Lane)	D4	Alice Glasco Consulting (Alice Glasco)	POSTPONED to October 27 — APPLICANT AND NEIGHBORHOOD (JOINT) request. GR-CO-NP to GR-DBC45-NP (density-bonus tier request). (<i>provisional — transcript</i>)

Item	Case	Dist	Agent of record	Result — Sep 22 transcript (no vote count stated)
9	SPC-2026-0116A (Nirvana Retirement Complex)	D1	Vibhash Kumar	POSTPONED to November 10 — NEIGHBORHOOD request. Conditional use permit, senior living in SF-6-NP. (<i>provisional — transcript</i>)
10	SPC-2026-0213A (Rawson Saunders School CUP)	D10	Husch Blackwell, LLP (Lindsey Walker)	APPROVED on consent — conditional use permit, private primary and secondary education in SF-3-NP; staff-recommended. (<i>provisional — transcript</i>)

TABLE B — THE DESK'S CALLS ON THIS DOCKET, BESIDE THE PROVISIONAL OUTCOMES (not yet scored)

Item	Case	Call (p consent)	Sep 22 (provisional)	Scoreable by the ledger's rule?
2	NPA-2026-0021.03	not consent (0.2895)	postponed to October 13	No — call is keyed to the first decided hearing, September 8, 2026 (already in the store).
3	C14-2026-0040	not consent (0.2895)	postponed to October 13	No — call is keyed to the first decided hearing, September 8, 2026 (already in the store).
4	NPA-2025-0018.02	not consent (0.2895)	postponed to October 27	No — call is keyed to the first decided hearing, May 12, 2026 (already in the store).
5	C14-2025-0115	not consent (0.2895)	postponed to October 27	No — call is keyed to the first decided hearing, May 12, 2026 (already in the store).
6	C14-2025-0051	not consent (0.2895)	postponed to October 27	No — call is keyed to the first decided hearing, October 28, 2025 (already in the store).
7	C14-2026-0026	not consent (0.2895)	approved / recommended	Yes — first decided hearing. Provisionally a miss .
8	C14-2026-0050	not consent (0.2895)	postponed to October 27	Yes — first decided hearing. Provisionally a hit .
9	SPC-2026-0116A	not consent (0.2895)	postponed to November 10	Yes — first decided hearing. Provisionally a hit .
10	SPC-2026-0213A	not consent (0.2895)	approved / recommended	Yes — first decided hearing. Provisionally a miss .

THE DESK'S OWN CALLS — WHAT THEY SAY, AND WHY MOST OF THEM WILL NOT SCORE

Nine calls were logged on September 21 against this docket, and every one is the same number — the model's certified base-rate prior of 0.2895, which reads as *not consent* on every item. The ledger scores a call against the case's **first decided hearing**. By that rule five of the nine calls cannot score at all, because their files had already been decided (postponed) at an earlier sitting the store holds; they match September 22's postponements, and this desk does not count that in its favour. **The four that can score split two hit, two miss, provisionally**: the postponements among them were called, the approvals were not. They are scored for the record when this sitting is written into the store. (*provisional — transcript*)

The ledger as it stands, from its September 21 scoring run: 24 scored calls, a Brier score of **0.382** at **29.2%** accuracy against an observed consent rate of **70.8%**. Last issue printed an earlier state of the same ledger; the Monday run has since closed calls on sittings the store had written. **A base rate looks good in a postponement-heavy week and bad in a consent-heavy one, and neither is skill**. It is published because it is being measured, not because it is good.

What last issue leaned on, and how it landed. Airport & Koenig was flagged as set to slip because staff's backup already carried the applicant's request to October 27; it did — that was reading the paper, not a prediction, and is not claimed as one. The 1221 S IH-35 pair was described as unusually clean paper; **it slipped again, this time on staff's own request**, with no reason stated on the record. No outcome had been asserted, but the lean was wrong and is noted here.

SECTION 1 — THE WATCH LIST

A REVIEW STEP NOBODY HAD PRICED, A HEIGHT CAP WITH A STATED CEILING ON TOP, AND A DOCKET THAT MOVED ALMOST ENTIRELY BY CALENDAR

1. EXISTING APARTMENTS NOW HAVE A SECOND ROOM TO PASS THROUGH — AND THE RULES FOR THAT ROOM ARE NOT WRITTEN YET

PC | September 22, 2026 | Item 6 | C14-2025-0051 | Woodward Mixed Use Flats, D3 | Request: MF-3 to GR-DBC30 | Staff Rec: Staff Recommends GR-CO-DBC30 | Agent of record: Thrower Design LLC (Victoria Haase) | NEIGHBORHOOD postponement to October 27, 2026, on the consent motion carried without objection; no numeric count stated | Source: official Swagit transcript video 401850, retrieved 2026-09-24; agenda EDIMS id=481233 (provisional — transcript) | Case page: texasentitlement.com/case/c14-2025-0051.html

The file was on consent as a neighbourhood postponement, and the only substantive exchange of the night was about where it goes next. Staff (Austin Planning) told the commission there is an item on the **October 13 Community Development Commission** agenda for *discussion and action on existing multifamily rezoning cases that have not received final action from City Council*, which would let the CDC weigh in on this case and any other case with existing multifamily housing. Asked what that process looks like — whether the Planning Commission would simply receive a CDC recommendation — staff said it is **still being developed**. The basis staff cited is a Council resolution adopted April 23, **20260423-039**, which seeks review of those cases by that body. Granting the neighbourhood postponement, staff said, gives the case the chance to be heard there before it returns to the Planning Commission and before Council. (*provisional — transcript*)

A second commissioner asked whether an update to **City Code Chapter 4-18** is in the works. Staff: the Housing Department is working on updates, there is no timeline, and staff could not say whether it would land before this case returns; an update was offered for when it does. (*provisional — transcript*) On the calendar, the file now reads: ten settings in the certified store since October 28, 2025, every one postponed, and September 22 the eleventh — with a CDC stop now inserted before the twelfth.

THE ALPHA

This is the transferable finding of the issue, and it reaches well past one parcel. **For any rezoning of a site that carries existing multifamily housing and has not reached final Council action, the path now appears to include a Community Development Commission review that did not exist in the schedule a year ago** — per staff, under an April resolution, with the mechanics still being written. Our read: underwrite it as an added step of uncertain length and uncertain weight, not as a formality. Three things are unknown and worth asking the case manager before closing on any such site: whether the CDC's view arrives as a formal recommendation, whether a CDC hearing gates the Planning Commission date or runs beside it, and whether a Chapter 4-18 rewrite changes the tenant-side obligations mid-case. D3 already carries the city's slowest decade baseline — 1,729 hearings, 32.0% of decided approved against 63.6% postponed — and this step lands first on a D3 file that has not had a merits vote in eleven settings. If this holds, model existing-multifamily rezonings with an additional cycle before the Planning Commission, and watch October 13 for what the CDC actually does with its first batch.

2. AN INDUSTRIAL-PDA ON WEST 6TH, WITH THE HEIGHT EXCEPTIONS WRITTEN IN, NOT LEFT TO INFERENCE

PC | September 22, 2026 | Item 7 | C14-2026-0026 | Phoenix Motor Works, D9 | Request: CS-MU-V-CO-NP to LI-PDA-NP | Staff Rec: Recommended | Agent of record: Alice Glasco Consulting (Alice Glasco) | RECOMMENDED on consent with a staff height condition read into the record; no numeric count stated | Source: official Swagit transcript video 401850, retrieved 2026-09-24; agenda EDIMS id=481233 (provisional — transcript) | Case page: texasentitlement.com/case/c14-2026-0026.html

Staff read one addition into the height section of the recommendation (section 5, part 5): the maximum height of a building or structure on the property shall not exceed the maximum allowed by 5A and 5B **plus additional height under City Code Section 25-2-531, height limit exceptions**. One commissioner asked the applicant, on the record, to confirm agreement with the addition; the applicant said yes. The case then went through on the consent motion with one registered speaker in favour; no speaker in opposition was called. (*provisional — transcript*)

THE ALPHA

The condition is small and its lesson is general. **A numeric height cap in a conditional overlay or PDA ordinance is not necessarily the height of the building:** the code's height-limit exceptions can sit on top of it, and whether they do is a drafting question that is easy to leave unanswered. Here staff answered it in the ordinance text, and the applicant accepted it in public, which removes a dispute that would otherwise surface at site plan. Our read for anyone underwriting a PDA or CO height: check whether the exceptions clause is written in, excluded, or silent, because silent is where the argument happens later. This is also an industrial-PDA request inside a central neighbourhood plan area that cleared on consent in D9 — 911 decade hearings, 48.4% of decided approved — which is one data point, not a trend. Next stop is Council, and no Council outcome is asserted.

3. TWO FILES RE-SET, ONE ON THE APPLICANT'S PAPER AND ONE ON STAFF'S — AND ONLY ONE OF THEM WAS FORESEEABLE

PC | September 22, 2026 | Item 2 | NPA-2026-0021.03 | 1221 S IH-35 Rezoning, D9 | Request: Single Family to Commercial land use | Staff Rec: Recommended | Agent of record: Husch Blackwell, LLP (Lindsey Walker) | Item 3 C14-2026-0040 (LR-NP and SF-3-NP to CS-NP) travelled with it | STAFF postponement to October 13, 2026 | Source: official Swagit transcript video 401850, retrieved 2026-09-24; agenda EDIMS id=481233 (provisional — transcript) | Case page: texasentitlement.com/case/npa-2026-0021-03.html

PC | September 22, 2026 | Item 4 | NPA-2025-0018.02 | Airport and Koenig Multifamily, D4 | Request: Commercial to Mixed Use land use | Staff Rec: Applicant postponement request to October 27, 2026 | Agent of record: DuBois, Bryant & Campbell, L.L.P. (David Hartman) | Item 5 C14-2025-0115 (CS-NP to LI-PDA-NP) travelled with it | APPLICANT postponement to October 27, 2026 | Source: official Swagit transcript video 401850, retrieved 2026-09-24; agenda EDIMS id=481233 (provisional — transcript) | Case page: texasentitlement.com/case/npa-2025-0018-02.html

The 1221 S IH-35 pair (D9) came back after an applicant postponement off September 8 with both items staff-recommended, and left on a **staff** postponement to October 13 — its second setting. No reason was stated on the record, and this desk does not supply one: a staff postponement can be procedural as easily as substantive. The Airport & Koenig pair (D4) did exactly what its posted backup said it would and moved to October 27 on the applicant's request, its sixth setting without a merits vote. (*provisional — transcript*)

THE ALPHA

The two re-sets carry different information. **An applicant postponement that appears in staff backup before the hearing is calendar, not news** — it was readable a week in advance and it arrived. A staff postponement on a staff-recommended pair is the less predictable kind, and on the postponement taxonomy it reads neutral-to-cautionary until a reason is on the record. For a desk tracking either, the decision-useful moment was the agenda posting and the backup, not Tuesday night. Airport & Koenig is now six settings in without a merits hearing; the file's cost to date is carry, not a verdict.

4. BOTH DENSITY-BONUS TIER REQUESTS SLIPPED, AND THE TWO CONDITIONAL-USE PERMITS SPLIT

PC | September 22, 2026 | Item 8 | C14-2026-0050 | 2020 West Anderson Lane, D4 | Request: GR-CO-NP to GR-DBC45-NP | Staff Rec: Recommended | Agent of record: Alice Glasco Consulting (Alice Glasco) | JOINT applicant and neighbourhood postponement to October 27, 2026 | Source: official Swagit transcript video 401850, retrieved 2026-09-24; agenda EDIMS id=481233 (provisional — transcript) | Case page: texasentitlement.com/case/c14-2026-0050.html

PC | September 22, 2026 | Item 9 | SPC-2026-0116A | Nirvana Retirement Complex, D1 | Request: A Conditional Use Permit to allow a senior living development in the SF-6-NP zoning | Staff Rec: Recommended | Agent of record: Vibhash Kumar | NEIGHBORHOOD postponement to November 10, 2026 | Source: official Swagit transcript video 401850, retrieved 2026-09-24; agenda EDIMS id=481233 (provisional — transcript) | Case page: texasentitlement.com/case/spc-2026-0116a.html

PC | September 22, 2026 | Item 10 | SPC-2026-0213A | Rawson Saunders School CUP, D10 | Request: A Conditional Use Permit to allow for a Private Primary & Secondary Education Facilities in the SF-3-NP zoning district. | Staff Rec: Recommended | Agent of record: Husch Blackwell, LLP (Lindsey Walker) | APPROVED on consent; no numeric count stated | Source: official Swagit transcript video 401850, retrieved 2026-09-24; agenda EDIMS id=481233 (provisional — transcript) | Case page: texasentitlement.com/case/spc-2026-0213a.html

The docket carried two DBC tier requests — GR-DBC30 at Woodward and GR-DBC45-NP at 2020 West Anderson Lane — and **neither reached a merits hearing**; both are now among the four items set for October 27. The West Anderson

postponement was a joint applicant-and-neighbourhood request, which on the taxonomy is the most neutral kind: both sides asking for time. Of the two conditional-use permits, the Rawson Saunders School CUP on Exposition Boulevard (D10) was approved on consent, and the Nirvana Retirement Complex CUP on Loyola Lane (D1) was postponed to November 10 on a neighbourhood request. (*provisional — transcript*)

THE ALPHA

The density-bonus framework has now appeared twice on one Planning Commission agenda and been decided zero times on it. That is not a signal about the framework's merits; it is a signal about calendar. **October 27 is where the test concentrates:** four items, both DBC tiers among them, one of them the file with a new CDC stop in front of it. If the October 27 docket holds, it is the first night this desk could observe the commission take a DBC tier request on the merits — and if it slips again, the read becomes the pattern, not the case.

SECTION 2 — FORWARD DOCKET & STRATEGIC WATCH

OCTOBER 13 IS TWO ROOMS, OCTOBER 27 IS THE CLUSTER, AND THE SEPTEMBER 29 EXTRA MEETING IS OFF

OCTOBER 13 — PLANNING COMMISSION AND COMMUNITY DEVELOPMENT COMMISSION, SAME DAY. At PC, the 1221 S IH-35 pair (NPA-2026-0021.03 + C14-2026-0040, D9) returns from its staff postponement, and the Barton Springs Zone SOS code amendment (C20-2026-008) was last reported set for the same date. At the CDC, per staff, the existing-multifamily rezoning item — the first sight of how the new review step works. The CDC agenda is not on disk; this desk will read it when it posts. (*provisional — transcript*)

OCTOBER 27 — THE CLUSTER. Four of this week's items are set for the same night: the Airport & Koenig pair (D4), Woodward (D3, GR-DBC30) and 2020 West Anderson Lane (D4, GR-DBC45-NP). Both density-bonus tiers, one file on its seventh setting and one on its twelfth. Nothing about that night is an outcome yet; it is the date to hold. (*provisional — transcript*)

NOVEMBER 10. Nirvana Retirement Complex (SPC-2026-0116A, D1) returns on its neighbourhood postponement.

THE CALENDAR ITSELF. The Planning Commission released its tentative extra meeting of **September 29** — it will not be held — so the next PC sitting is in October. The Zoning and Platting Commission next sits **October 6**, agenda not yet posted; the September 15 draft minutes are expected as its backup. **October 20** brings Howard Plaza (C14-2026-0046, D1) back to ZAP, and a transportation-analysis briefing to ZAP was last reported targeted for the same date, unconfirmed. The Codes and Ordinances Joint Committee reported its next meeting as October 21 and the Small Area Planning Joint Committee as November 4 — the latter being the committee debating, per the last issue, whether it should continue to exist. (*provisional — transcript*)

THE RECORD-POSTING WATCH. **September 22 PC** is transcript-only and converts when its draft minutes post as October 13 backup. **September 8 PC:** its minutes were approved on the September 22 consent motion per the transcript; the approved document is not yet on disk. **September 15 ZAP** and **September 1 ZAP** remain transcript-only; **August 25 PC** sits at draft minutes. Five sittings, each of which converts a label in a future issue rather than changing a number in this one.

THE POST-SB 840 WATCH. Two DBC tier requests, one night, zero merits hearings; both now sit on October 27. The divergence the desk has tracked — DB90 routine, DBC untested — is unchanged, because the test was not 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 15, 2026) trace to the ADW certified Districts & Submarkets recompute (9,254 hearings, 7,800 agent-attributed; verify_publish PASS; data through 2026-09-15). **They did not move this week:** the September 22 sitting is not yet in the store. For reference, the certified leaderboard's top two by decade volume read Drenner Group 921 and Armbrust & Brown 734 hearings, also unmoved. 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 22 transcript (*provisional — transcript*); carried rows keep their own evidence grade and print no vote count.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
D3	E Riverside / Govalle / Johnston Terr.	1,729	32%	64%	RED	Woodward (C14-2025-0051) took a neighbourhood postponement to October 27 — its eleventh setting and still no merits vote (ten in the certified store since October 28, 2025, plus September 22). Staff said on the record it goes to the Community Development Commission on October 13 first. A new review room for existing-multifamily sites lands in the district that was already the city's slowest (<i>provisional — transcript</i>).
D4	N Central / Airport / N Lamar	463	50%	47%	YELLOW	All three D4 items slipped to October 27. Airport & Koenig (NPA-2025-0018.02 + C14-2025-0115) on an applicant request its own backup had flagged — sixth setting, none a merits vote; 2020 West Anderson Lane (C14-2026-0050, GR-DBC45-NP) on a joint applicant-and-neighbourhood request. Nothing in D4 was decided (<i>provisional — transcript</i>).
D9	Central / N University / E Riverside	911	48%	46%	YELLOW	Phoenix Motor Works (C14-2026-0026) RECOMMENDED on consent , LI-PDA-NP at West 6th, with a staff height condition the applicant accepted on the record. The 1221 S IH-35 pair (NPA-2026-0021.03 + C14-2026-0040) took a STAFF postponement to October 13 , no reason stated. Mixed: one file through, one pair re-set (<i>provisional — transcript</i>).
D1	NE / E Austin / Airport-MLK	1,352	53%	36%	YELLOW	Nirvana Retirement Complex (SPC-2026-0116A) took a neighbourhood postponement to November 10 , the longest slip on the docket (<i>provisional — transcript</i>). Howard Plaza (C14-2026-0046) returns to ZAP October 20 after its September 15 postponement, carried from the last issue (<i>provisional — transcript</i> , September 15).
D10	NW / Far West	455	53%	40%	GREEN	Rawson Saunders School (SPC-2026-0213A) APPROVED on consent — a CUP for a private school in SF-3-NP on Exposition Boulevard, staff-recommended (<i>provisional — transcript</i>). The one clean conditional-use grant of the night.
D2	S Congress / Del Valle / Sweetbriar	864	49%	42%	YELLOW	Quiet week; no D2 file on the September 22 docket. The Congress Views pair (NPA-2025-0020.04 + C14-2025-0096) remains indefinitely postponed (<i>draft minutes — not yet approved</i>); the watch is the re-notice, not a date.
D5	SW Austin / IH-35 / Ben White	518	59%	32%	GREEN	Quiet week at PC. Riddell Homestead North (SP-2021-0212C(XT2)) approved on consent at ZAP September 15 (<i>provisional — transcript</i>). The Barton Springs Zone SOS code amendment (C20-2026-008) was last reported set for the October 13 PC.
D6	Far NW / Anderson Mill / McNeil	307	57%	34%	YELLOW	Quiet week; no D6 file on the September 22 docket. 12900 North US 183 (C14-2026-0022) remains off the calendar on its September 15 indefinite postponement (<i>provisional — transcript</i> , September 15).
D7	N Central / Burnet / N Lamar	703	53%	37%	GREEN	Quiet week; no D7 file on the September 22 docket. SP-2026-0221D's cut/fill variances remain approved (<i>certified — approved minutes</i>), conditions intact.
D8	Loop 360 / Westlake / Eanes Creek	336	48%	44%	GREEN	Quiet week; no D8 file on the September 22 docket. Circle C Tract 110 (C14-2025-0064) stands recommended in the certified store (five settings); next stop is Council, and no Council outcome is asserted.

Dist	Submarket	10-yr hrgs	Appr %	Post %	Status	Evidence & the play
DT	Downtown core / Rainey / Conv. Ctr.	—	—	—	YELLOW	No downtown file on the docket. One public-communication speaker described a pending Opportunity Zone nomination covering part of downtown — the speaker's claim, not verified by this desk, and carried here only as something to check.

SCORECARD OF THE WEEK

SCORECARD OF THE WEEK — ATTORNEY: MICHELE ROGERSON LYNCH

105
10-yr hearings

53.8%
Approval (decided)

46.2%
Postponement

18
Recent (2024+)

D1 / D2
Concentration

From the certified 10-year Planning Commission and Zoning & Platting record (D1(25); D2(14); D10(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

Seven of nine items moved by calendar, and the fifteen minutes it took are the point rather than a curiosity. A commission that disposes of a docket this quickly is not deciding less; it is deciding elsewhere — in the backup, in the postponement requests, and now, for one class of site, in a second commission. A desk that reads only votes would have recorded two approvals and nothing else from this evening.

The durable finding is the Community Development Commission step. Staff described it plainly: a Council resolution from April seeks CDC review of rezonings on sites with existing multifamily housing that have not reached final Council action, the first such item is on the CDC's October 13 agenda, and the process for how that review feeds back is still being developed. That is a new variable in the timeline of a whole class of redevelopment, arriving before its own rules. The honest read is not that it will slow those cases — nobody knows yet — but that no underwriting model built before April prices it at all.

On the desk's own record: the logged calls on this docket are a base-rate prior, and a base rate that says *not consent* looks sharp in a week when seven items slip. Most of those calls will never score, by the ledger's first-decided-hearing rule, and of the four that can, the provisional split is two hit and two miss. We print that rather than the flattering version.

What to watch next. October 13, twice: what the Community Development Commission actually does with its first existing-multifamily item, and whether the 1221 S IH-35 pair clears on its return. October 27, where both density-bonus tiers converge with a file on its seventh setting. The September 22 draft minutes, which convert this issue's labels. And any movement on Chapter 4-18, which staff could not date. **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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