



Planning and Zoning Commission Meeting
Monday, November 6, 2023
Nixa City Hall
7:00 PM

AGENDA

Chairperson Loren Winter
Vice Chair Brian Popejoy
Secretary Derris Butler

Members Robert Wilson Matt Lander
Charity Fitzgerald

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- I. **CALL TO ORDER**
 - II. **ROLL CALL**
 - III. **PLEDGE OF ALLEGIANCE**
 - IV. **APPROVAL OF MINUTES**
 - a. Approval of the meeting minutes from October 2, 2023, Planning and Zoning Commission meeting.
 - V. **APPROVAL OF AGENDA**
 - VI. **VISITORS**
 - VII. **OLD BUSINESS AND TABLED ITEMS**

Exhibit A. Public hearing and recommendation to Nixa City Council concerning a preliminary plat for approximately 24.3 acres located in the 1500 block of North Owen Road known as Century Heights.

NEW BUSINESS

Exhibit B. Capital Improvement Projects and Planning Commission Review.

Exhibit C. Public hearing and recommendation to Nixa City Council concerning an application to rezone approximately .92 acres of R-3 property located at the southwest corner of South Gregg Road and West Care Avenue to a Planned Unit Development Mixed Use (PUD-MU) Zoning district.

Exhibit D. Public hearing and recommendation to Nixa City Council concerning an application to amend the City of Nixa's official zoning map by changing the Classification of approximately 0.32 acres located at 306 South Market Street from Single-Family Residential Zoning (R-1) to Two-Family Attached Residential Zoning (R-4).

Exhibit E Public hearing and recommendation to Nixa City Council concerning an application to amend the Woodfield Villas Planned Unit Development Residential (PUD-R) to incorporate approximately 3.59 acres located in the 400 block of South Truman Blvd and update the existing PUD-R document.

- VIII. **OTHER BUSINESS**
 - a. Planning and Development Activity Update
- IX. **ADJOURNMENT**