



Planning and Zoning Commission Meeting  
Tuesday, July 7, 2026  
**City Council Chambers**  
6:00 PM

## AGENDA

**Chairperson** Loren Winter  
**Vice Chair** Brian Popejoy  
**Secretary** Nicholas Gerdes

**Members** Robert Wilson  
Matt Lander  
Ruth Ann Maynard  
Ethan Ives

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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 June 2, 2026, Planning and Zoning Commission meeting.

**V. VISITORS**

**VI. NEW BUSINESS**

**Exhibit A.** Public Hearing and vote concerning the proposal to modify Chapter 117 of the Nixa Code of Ordinances to establish a Downtown Overlay District.

**Exhibit B.** Public Hearing and recommendation to the City Council concerning the proposed rezone for placing of the Downtown Overlay District in the area of Main Street and Mt. Vernon.

**VII. OTHER BUSINESS**

Planner's Report

**VIII. ADJOURNMENT**