



PRELIMINARY PLANNING COMMISSION AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
April 2, 2026 @ 2:00 p.m.

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Planning Commission Meeting of March 19, 2025.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

Case No. 26-015-PC – Steven Carter – a request for **Vacation** of an improved **Public Right-of-Way** measuring 41' x 512' (more or less) located between several parcels fronting to Bayview Avenue (i.e., Tax Parcel Nos. 1410B-01-002.000, 1410B-01-002.001, 1410B-01-003.000, 1410B-01-003.001, 1410B-01-003.002, 1410G-01-004.001, 1410B-02-002.000, 1410B-02-003.000, & 1410B-02-010.000).

V. NEW PUBLIC HEARINGS:

Case No. 26-018-PC – Dreaux Seghers – a request for a **Zoning Map Amendment**, to authorize a change in zoning district classification for four parcels of land measuring approximately .26 of an acre (more or less) in size, from their present zoning district classification of **RM-30 High-Density Multi-Family** to **DT Downtown**, identified as 0, 166, & 170 Nixon Street & 640 Copp Street (re: Tax Parcel Nos. 1410K-01-028.000, 1410K-01-028.001, 1410K-01-025.000, & 1410K-01-029.000).

Case No. 26-019-PC – Brett Payne on behalf of **Robel Tedros Hagos** – a request for a **Conditional Use** approval, to authorize an existing duplex, situated upon a parcel of land measuring approximately 71' x 96.47', to be utilized as **Short-Term Rentals**, for a property located within an **LB Limited Business** zone, and identified as 238 Rodenberg Avenue A & B (re: Tax Parcel No. 1210H-02-076.011).

Case No. 26-020-PC – Brett Payne on behalf of **Robel Tedros Hagos** – a request for a **Conditional Use** approval, to authorize an existing duplex, situated upon a parcel of land measuring approximately 71' x 96.47', to be utilized as **Short-Term Rentals**, for a property located within an **LB Limited Business** zone, and identified as 242 Rodenberg Avenue A & B (re: Tax Parcel No. 1210H-02-076.010).

Case No. 26-021-PC – Brett Payne on behalf of **Robel Tedros Hagos** – a request for a **Conditional Use** approval, to authorize an existing duplex, situated upon a parcel of land measuring approximately 71' x 96.47', to be utilized as **Short-Term Rentals**, for a property located within an **LB Limited Business** zone, and identified as 246 Rodenberg Avenue A & B (re: Tax Parcel No. 1210H-02-076.009).

Case No. 26-022-PC – Ulhas Sawant (owner) and Bobby Heinrich (applicant) – a request for a **Conditional Use** approval, to authorize construction of a **Convenience Store with Gas Sales**, upon a parcel of land measuring approximately 1.31 acres (more or less), presently situated within an **LB Limited Business** zone, and identified as 416 Popp's Ferry Road (re: Tax Parcel No.1110A-01-051.001).

VI. TREE HEARING: none

VII. CITY COUNCIL ACTION will be posted on the final Agenda on March 26, 2026.

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

X. CITIZEN COMMENTS:

XI. COMMUNICATIONS:

This agenda is a preliminary draft of submitted cases for the Biloxi Planning Commission Meeting on April 2, 2026. A final copy will be reposted on Thursday, March 26, 2026. At this public hearing, any person is invited to comment on the particular matters and requests presented by the application. Additional information regarding this notice can be obtained from the Planning & Zoning office – 228-435-6266.

XII. ADJOURNMENT



BILOXI BOARD OF ZONING ADJUSTMENTS (BZA) AGENDA

Community Development Auditorium
676 Dr. Martin Luther King, Jr. Boulevard
April 2, 2026

To Commence Immediately Following the 2:00 p.m.
Biloxi Planning Commission Meeting

I. ROLL CALL

II. MINUTES: Approval of Minutes for the Board of Zoning Adjustments (BZA) Meeting of March 19, 2025.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING: none

V. NEW PUBLIC HEARINGS:

Case No. 26-023-BZA – Raul A. Romero on behalf of **Team Raul, LLC** – a request for a five-foot (5') **Side Yard Setback Variance**, to authorize a new duplex to be constructed five (5') feet from the side property line, instead of the ten (10') feet required by ordinance upon a parcel of land measuring 60' X 100' (more or less), in a **RM-30 High-Density Multifamily Residential** zoning district, located at 1727 Garden Park Drive, (Tax Parcel No. 1210I-01-014.000).

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. COMMUNICATIONS:

This agenda is a preliminary draft of submitted cases for the Biloxi Planning Commission Meeting on April 2, 2026. A final copy will be reposted on Thursday, March 26, 2026. At this public hearing, any person is invited to comment on the particular matters and requests presented by the application. Additional information regarding this notice can be obtained from the Planning & Zoning office at 228-435-6266.

IX. ADJOURNMENT