



BILOXI 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, 2026.

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 a **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 6,700-square-foot Plaza, including a convenience store with gas sales, with two additional tenant spaces, 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:

Case No. TR-26-001 – Jordan Bursch on behalf of Meritage Homes (formerly owned by Elliott Homes) – an application to remove twenty-seven (27) protected trees (Live Oak & Magnolia), to authorize the construction of a new Single-Family Subdivision (Hawk Creek Ph II), containing 49 lots, for a parcel of land identified as lot 23 of Hawk Creek Subdivision located on W. Oaklawn Rd (Tax Parcel No. 1108M-01-003.023)

VII. CITY COUNCIL ACTION:

Case No. 26-009-PC – Rock-Solid Property (owners) and Hoa Thi Hong Nguyen (applicant) – a **Conditional Use** approval, to authorize the establishment of a Personnel Services Establishment (i.e., Nail Salon) within an existing commercial building upon a parcel of land measuring .59 of an acre (more or less) in size, and located within an **LB Limited Business** zoning district, for property identified as 1896 Popp's Ferry Road, Suite B (re: Tax Parcel No. 1209B-01-007.000). *The Planning Commission approved this case on March 5, 2026. The City Council approved this case on March 24, 2026.*

Case No. 26-013-PC – City of Biloxi – a request for several **Text Amendments** to the Biloxi Land Development Ordinance, to amend certain sections, as follows:

26-013.1 - Article 23-10: Definitions and Interpretations. *The Planning Commission recommended approval of this text change on March 19, 2026.*

26-013.2 - Table 23-4-1(C) Use Table – Nonresidential and Planned Development Districts. *The Planning Commission recommended approval of this text change on March 19, 2026.*

26-013.3 - Article 23-4-3(D)(10)e & Table 23-4-1(B) Use Table – Residential Districts: removing RM-20 & RM-30 as Conditional Use for Short-Term Rentals. *The Planning Commission recommended*

denial of this text change on March 19, 2026.

26-013.4 – Article 23-4-3(D)(10)e4. *The Planning Commission recommended approval of this text change on March 19, 2026.*

26-013.5 – Article 23-4-3(D)(10)e. *The Planning Commission recommended approval of this text change on March 19, 2026.*

The City Council will hold a first reading for these text amendments on April 7, 2026.

Case No. 26-014-PC – City of Biloxi/Keesler AFB – a charge from the Biloxi Administration and Keesler Air Force Base to explore the possibility of renaming two sections of roadways currently located on Keesler Air Force Base. The section of Larcher Boulevard running north from the intersection of White Avenue and Irish Hill Drive to West Howard Avenue is proposed to be renamed **Cyber Boulevard**. Also, the roadway currently known as West Howard Avenue, extending from Larcher Boulevard to Judge Sekul Avenue, is proposed to be renamed **Innovation Drive**. *The Planning Commission recommended approval of this case on March 19, 2026.* *The City Council will hold a first reading for this case on April 7, 2026.*

VIII. OLD BUSINESS:

IX. NEW BUSINESS:

X. CITIZEN COMMENTS:

XI. COMMUNICATIONS:

The next regularly scheduled Biloxi Planning Commission meeting will be held at 2:00 p.m. on Thursday, April 16, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard

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, 2026.

III. PLANNING STAFF/LEGAL COUNSEL/COMMITTEE REPORTS

IV. CONTINUED PUBLIC HEARING:

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:

The next regularly scheduled Biloxi Board of Zoning Adjustments (BZA) meeting will be held immediately following the 2:00 p.m. Biloxi Planning Commission Meeting on Thursday, April 16, 2026, in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, located at 676 Dr. Martin Luther King, Jr. Boulevard.

IX. ADJOURNMENT