The Zoning Board of Adjustments of the City of Burkburnett, Texas, met in a Regular Meeting on May 7, 2024, at 8:30 a.m. at the Justice Center, 101 E College St, Burkburnett, Texas. The Meeting was open to the public with notice given in compliance with the Open Meetings Act. The following Commission members were present:

Mickey Cornelius  
Chairperson  
Alvin Boucher  
Member  
Roy Cheney  
Member  
Barney Fudge  
Member

Melinda Dyer, Director of Community Development, was also present.

ITEM 1. CALL MEETING TO ORDER
Chairman Mickey Cornelius called the Meeting to order at 8:30 a.m.

ITEM 2. Discuss and take any necessary action to approve the April 2, 2024 meeting minutes.
Chairman Cornelius stated that the minutes were not completed and that no action of this would be taken. This item would be moved until the next meeting.

ITEM 3. PERSONAL/AUDIENCE COMMENTS
Chairman Cornelius asked if there were anyone who had any comments they would like to make at this time.

Mr. Addy the petitioner of item A addressed the committee citing a portion of the electrical code and stated the city refused to provide information and explain why he could not perform work.

There was additional discussion between the petitioner and the commission. Commissioner Cheney stated that to be a homestead exemption, the person must occupy the property and, at a minimum, have water and sewer. Chairman Cornelius asked if he was living at the property. Mr. Addy stated he was and that he brought his own water, and had six gallons that he used to flush the toilet. Mr. Boucher asked for his record of a homestead exemption, stating he looked at the Wichita County appraisal district, and it did not show a homestead exemption. City staff provided an email to the commission members from the Wichita County appraisal district stating the property did not meet homestead exemption.

Mr. Addy stated that he was told by city staff to come to their office and that they would show him the code; upon arriving at city hall, Mr. Addy stated that the city official just pointed to the book and said there it is, and that is totally unacceptable to him. Staff stated that Mr. Addy had been to the office and that both Melinda Dyer and Rodney Mathew, Building Official, told him what the specific codes were, and that city staff also gave him written instructions as to what he would need to do to proceed with work at the site. Mr. Addy continued to state to the commission show me the requirements. Mr. Cheney stated that the city has.
ITEM 4. Discuss and take any action necessary concerning the administrative appeal for the property located at 718 East College Street, Burkburnett, Texas.

Chairman Cornelius opened item 4 for discussion. Commissioner Cheney asked why a letter was issued for the structure torn down. City staff stated that they did send a notice of the dangerous structure in hopes that Mr. Addy would reach out to the office so an equitable solution could be reached to allow him to repair the dilapidated structure because the prior attempts up to and including the continuance of work after the city issued a stop work order. Chairman Cheney then stated that if they obtained the proper permits from licensed professionals, would they be able to continue the work? Staff stated that they could continue; it is just that the work remaining requires a permit and licensed professionals according to the law. Chairman Cornelius stated that there was a way to get him (the property owner) there; the staff stated yes and that they were willing to work with him. Mr. Addy left the commission hearing.

Chairman Cornelius asked if there was any other discussion. Mr. Addy’s mother asked if she could speak. Chairman Cornelius suspended the rules and allowed her to speak. Mrs. Addy stated that this was her dream home and that they bought it on the courthouse steps, and her sons were working on it for her to live in. Mrs. Addy stated that she was under the impression that if they owned the property, it would be a homestead exemption and that it was a house that was within her budget. Mrs. Addy stated that after it was purchased, they discovered it was in worse shape than they thought.

Mrs. Addy further stated that her sons have the skills, knowledge, and desire to do the work at the home, and the only way she can afford the house is if her boys do the labor. Commissioner Cheney stated that he hated their situation but that it is required that all of your electrical, plumbing, and HVAC require licensed, trained professionals to complete the work, and there is no way around it. He further explained the process of being brought to code and required inspections.

Mrs. Addy asked what the timeframe would be for the completion of the property. City staff stated that the city is more than willing to work with them to bring the structure to code with a timeline that will work for them and the city. Mrs. Addy referenced the dangerous structure letter, wanting to know what “curbside inspection” meant. City staff stated it meant what would be observed without entering private property.

There was additional discussion as to how the property could be sold at the courthouse steps when it was in such bad condition. Commission member Fudge stated that the property was sold for back taxes. Cheney again explained what needed to be done to continue work at the property.

Without further discussion, Chairman Cornelius stated that if they followed the proper rules, they could continue to work on the house.
**Item A:** Motion was made to disapprove the administrative appeal presented by Micheal Addy and that the appeal be denied.

**Motion:** Roy Cheney  
**2nd:** Alvin Boucher  
**Vote:** Mickey Cornelius - Yes  
Alvin Boucher – Yes  
Roy Cheney – Yes  
Barney Fudge - Yes

**ITEM 6. ADJOURNMENT**

Chairman Mickey Cornelius ask for a motion to adjourn the meeting at 9:06 am.

**Motion:** Roy Cheney  
**2nd:** Alvin Boucher  
**Vote:** Mickey Cornelius - Yes  
Alvin Boucher – Yes  
Roy Cheney – Yes  
Barney Fudge - Yes

__________________________________  
Mickey Cornelius, Chairperson

**ATTEST:**

__________________________________  
Margie Poole, City Clerk