

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE ▲ SUITE 102 ▲ KATY, TEXAS 77450 ▲ 281.829.0034 ▲ 281.829.0233 FAX

February 3, 2026

Board of Adjustment
City of Piney Point Village
7660 Woodway, Suite 460
Houston, TX 77063

ATTENTION: BOARD OF ADJUSTMENT

On behalf of our clients, **MARK E. BURROUGHS, JR & CONNALLY G. BURROUGHS**, Probstfeld & Associates, Inc. respectfully request a hearing **FEBRUARY 12, 2026 at 6:00 PM**, at the City of Piney Point Village, 7660 Woodway, Suite 460, Houston Texas, 77063. We are seeking approval for the following:

VARIANCE REQUEST

PLAT NAME: PRELIMINARY PLAT OF TYNWOOD AMENDING PLAT NO 1

HCAD: 0852740000056 & 0852740000057

AT: 334 & 330 Tynbrook Lane ~ City of Piney Point Village

LGL: Lots 56 & 57, Block 4, Tynewood (0.7005 & 0.8622 ACRES)

APPLICANT: Probstfeld & Associates, Inc.

DATE SUBMITTED: 2/1/26

SPECIFIC VARIANCE IS BEING SOUGHT AND EXTENT OF VARIANCE:

To allow a 49.2 feet front building line and a 27.3 feet side building line on the north property line for an existing residence. Existing residence front and north portion are located at 49.2 feet and 27.3 feet to its closest location to the front and north property line, respectively.

CODE OF ORDINANCE CHAPTER 74 ~ ZONING:

Sec. 74-244 – Regulations

(c) Area regulations; size of yards

- (1) *Front yard.* There shall be a front yard having a depth of not less than 50 feet; provided, however, front yards for Gingham Drive and Jan Kelly Lane shall have a depth of not less than 40 feet. Front yards for Surrey Oaks Lane, Dana Lane and 501, 502, 505, 510, 517, 518, 525, 526, 533, 534, 541 and 542 Lanecrest Lane shall have a depth of not less than 25 feet. Where all or part of a lot abuts on the turnaround portion of a cul-de-sac street, that portion of such lot fronting upon the turnaround portion of a cul-de-sac shall have a front yard depth of not less than 25 feet.
- (2) *Side yards.* There shall be two side yards on each lot, neither of which shall be less than 15 percent of the lot width at the building line; provided, however, in no event shall a side yard be less than 15 feet or be required to be more than 30 feet. Notwithstanding, Surrey Oaks

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Lane, Dana Lane and 501, 502, 505, 510, 517, 518, 525, 526, 533, 534, 541 and 542 Lanecrest Lane shall have a side yard setback of 10 feet.

STATEMENTS OF FACTS:

(1a) The imposition of the terms, rules, conditions, policies and standards of this code of ordinance would create an undue hardship by depriving the applicant of the reasonable use of the land;

The existing residence located at 334 Tynebrook Lane was built on Lot 56 Block 4 of Tynewood Subdivision in 1958, remodeled in 2012 and an accessory structure on the Northeast side of the property added in 2021. Tynewood subdivision was recorded on September 14, 1955. At the time the residence was built at 49.2 feet to the closest location to the front property line and 27.3 feet to its closest location to the north property line. Even though the front of the residence does not comply, it's an existing encroachment, and all other sides comply with all applicable provisions of Code of Ordinances of the City of Piney Point Village.

Mr. & Mrs. Burroughs have resided at 334 Tynewood Lane since 2012. The residence located at 330 Tynebrook Lane, Lot 57, Block 4 of Tynewood to the south side of the property, was put on the market for sale in 2024 and they purchased it to make additions to the south side of the residence and increase the size of their property.

Because of the addition of Lot 57 to their property, the new required side yards per Code of Ordinances of the City of Piney Point Village are 30 feet which will make the residence encroach 2.7 feet into the new required side yard (North only), and thus non complaint.

We hereby respectfully request that this variance is granted considering that the residence front encroachment is an existing encroachment, and that it complied with the previously required side yards of 20.0 feet at the time the permit for construction was issued. The south side yard will be 30.0 feet as required by the Code of Ordinances of the City of Piney Point Village. The preliminary Plat was approved by the Planning and Zoning commission on January 22, 2026.

The following documents are included to support our variance request:

EXHIBITS:

- Exhibit 1 - Existing Conditions Survey & Inset
- Exhibit 2 - Preliminary Plat of Tynewood Amending Plat No 1 & Insets
- Exhibit 3 - Tynewood Subdivision Plat
- Exhibit 4 - Site Plan (Proposed additions)
- Exhibit 5 - Harris County Appraisal District Detail Sheet
- Exhibit 6 - Harris County Appraisal District Map

PROBSTFELD & ASSOCIATES

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Exhibit 7 - Pictures of existing residence front and north side

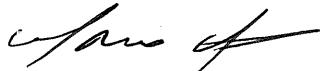
ATTACHMENTS:

Attachment 1 - List of property owners within notification distance

Attachment 2 - Sample Copy of letters to property owners

Thank you for your attention to this matter.

Respectfully,



MARIO COLINA, P.E.
Probstfeld & Associates, Inc.



EXHIBITS

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Exhibit 2 - Preliminary Plat of Tynewood Amending Plat No 1 & Insets

Exhibit 3 - Tynewood Subdivision Plat

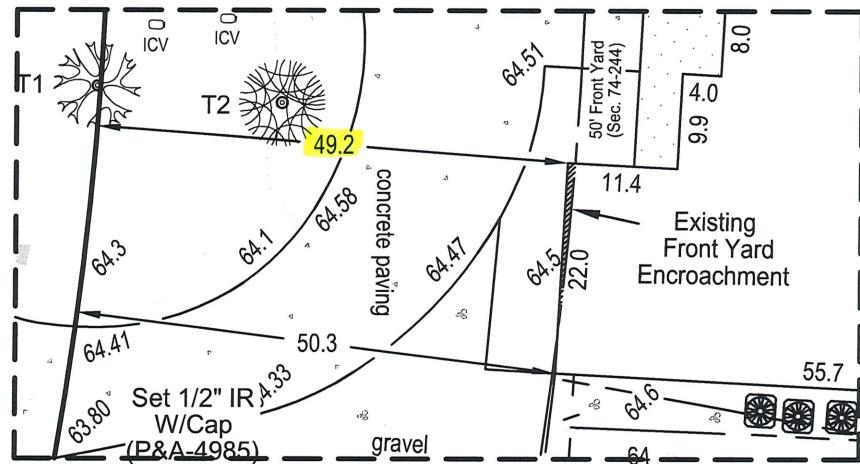
Exhibit 4 - Site Plan (Proposed additions)

Exhibit 5 - Harris County Appraisal District Detail Sheet

Exhibit 6 - Harris County Appraisal District Map

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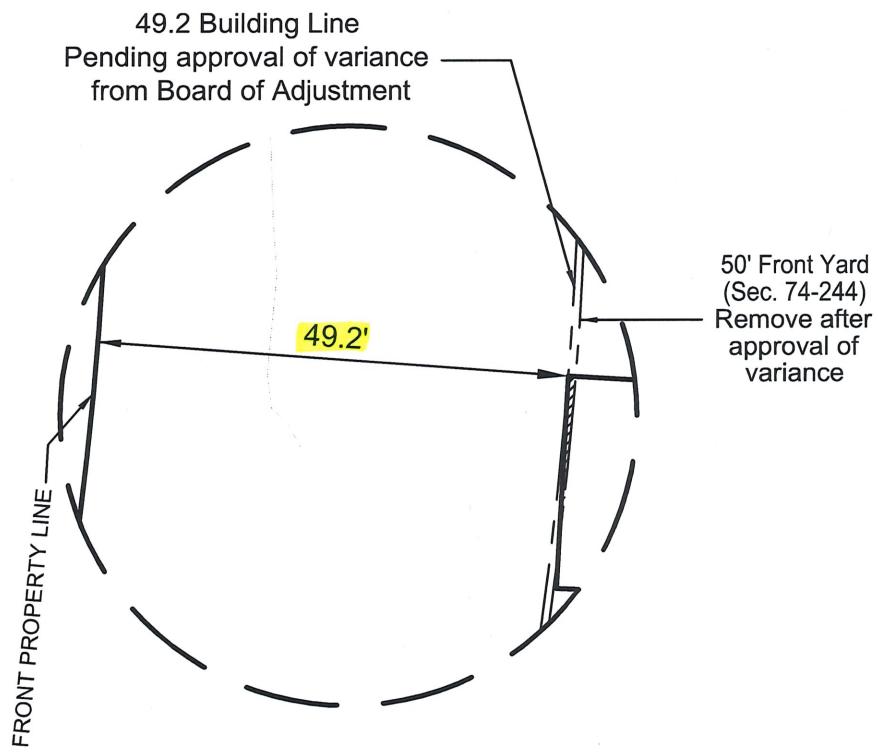
E X H I B I T 1



INSET

SCALE: 1" = 20'

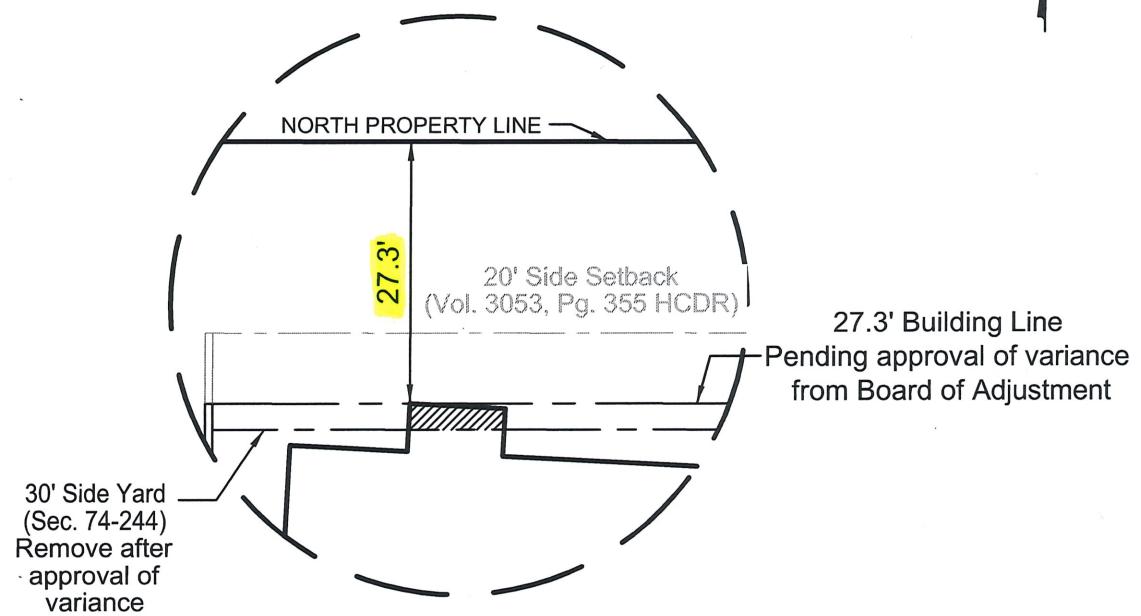
E X H I B I T 2



I N S E T A

SCALE: 1" = 20'

E X H I B I T 2



I N S E T B

SCALE: 1" =20'

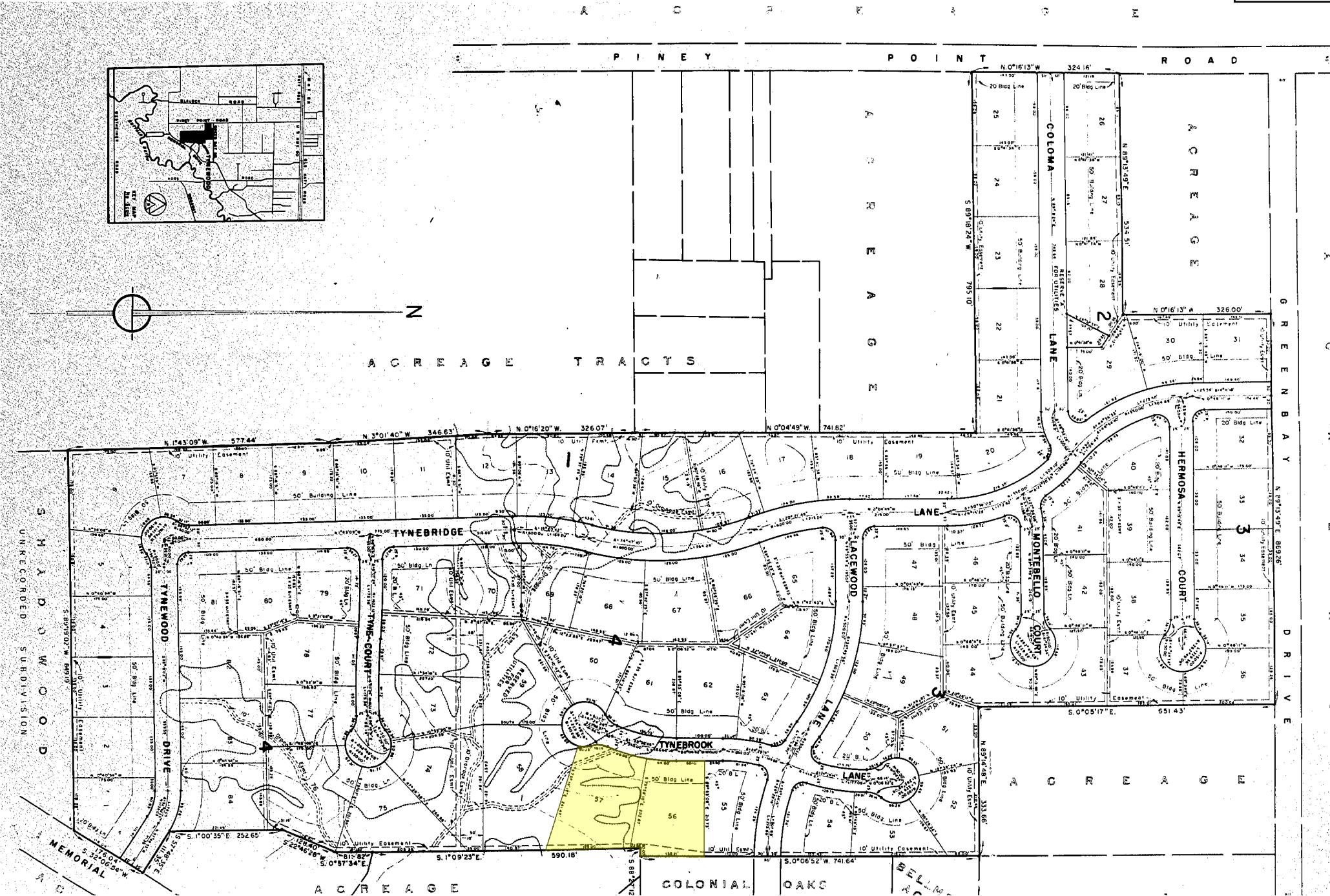


EXHIBIT 5

HARRIS CENTRAL APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
085274000056

Tax Year: 2026

 Print

Owner and Property Information								
Owner Name & Mailing Address:			Legal Description:			Property Address:		
CURRENT OWNER 334 TYNEBROOK LN HOUSTON TX 77024-7418			LTS 56 & 57 BLK 4 TYNEWOOD 334 TYNEBROOK LN HOUSTON TX 77024					
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{A®}
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	29,394 SF	6,904 SF	7834	25501	392 -- ISD 25 - Memorial Villages South of I-10	5057D	490L

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2025 Rate	2026 Rate
Residential Homestead	025	SPRING BRANCH ISD	Pending	Pending	1.023100	
	040	HARRIS COUNTY	Pending	Pending	0.380960	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.049660	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.005900	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.187610	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004798	
	075	PINEY POINT VILLAGE	Pending	Pending	0.255140	
707 MEMORIAL VILLAGES WA						

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway](#).

Valuations

Value as of January 1, 2025			Value as of January 1, 2026		
	Market	Appraised		Market	Appraised
Land	1,778,184		Land		
Improvement	921,816		Improvement		
Total	2,700,000	2,700,000	Total	Pending	Pending

Land

Market Value Land													
Line	Description		Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value		SF1	SF	20,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	1001 -- Res Improved Table Value		SF3	SF	9,394	1.00	0.50	1.00	--	0.50	Pending	Pending	Pending

Building

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1958	2012	Residential Single Family	Residential 1 Family	Excellent	6,904 *	Displayed

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cond / Desir / Util	Very Good
Foundation Type	Slab
Grade Adjustment	A-
Heating / AC	Central Heat/AC
Physical Condition	Very Good
Exterior Wall	Brick / Veneer
Cost and Design	Total
Element	Units
Room: Total	9
Room: Rec	1
Room: Half Bath	1
Room: Full Bath	5
Room: Bedroom	5
Fireplace: Masonry Firebrick	1

Building Areas	
Description	Area
OPEN MAS PORCH PRI	138
ONE STORY MAS PRI	1,267
MAS/CONC PATIO PRI	840
OPEN MAS PORCH PRI	297
BASE AREA PRI	3,288
ONE STORY FRAME UPR	704
ONE STORY MAS PRI	143
ONE STORY MAS PRI	420
BASE AREA UPR	1,082
OPEN FRAME PORCH PRI	272

Extra Features

Line	Description	Quality	Condition	Units	Year Built
2	Frame Utility Shed	Average	Average	160.00	1976
3	Pool SPA with Heater	Good	Average	1.00	2013
4	Gunite Pool	Good	Average	560.00	2013

EXHIBIT 6

Harris Central Appraisal District



PUBLICATION DATE:
1/10/2025
0 45 90 180
Feet

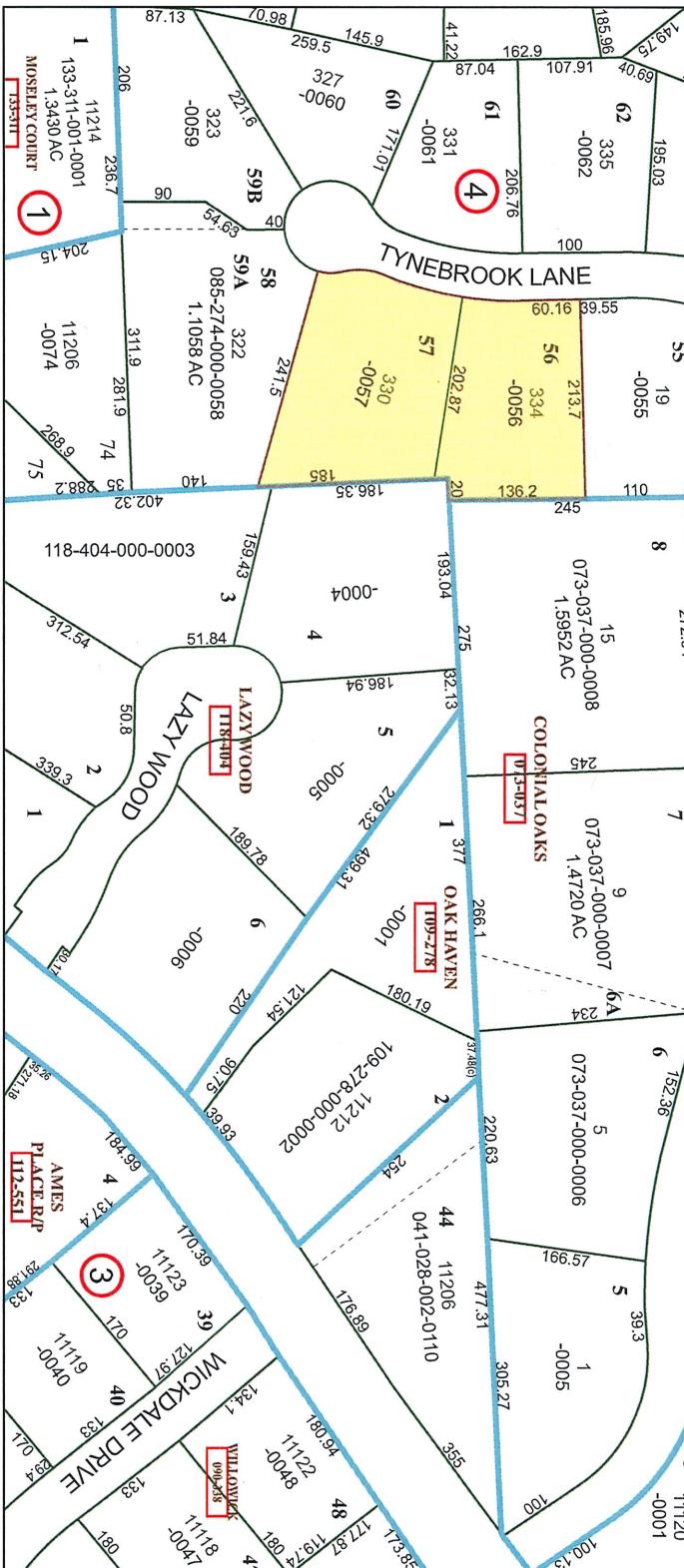
Geospatial or map data
maintained by the Harris
Central Appraisal District
is for informational purposes
and may not have been
prepared for or be suitable
for legal, engineering, or
surveying purposes. It
does not represent an
on-the-ground survey and
only represents the
approximate location of
property boundaries.

5057D2

MAP LOCATION



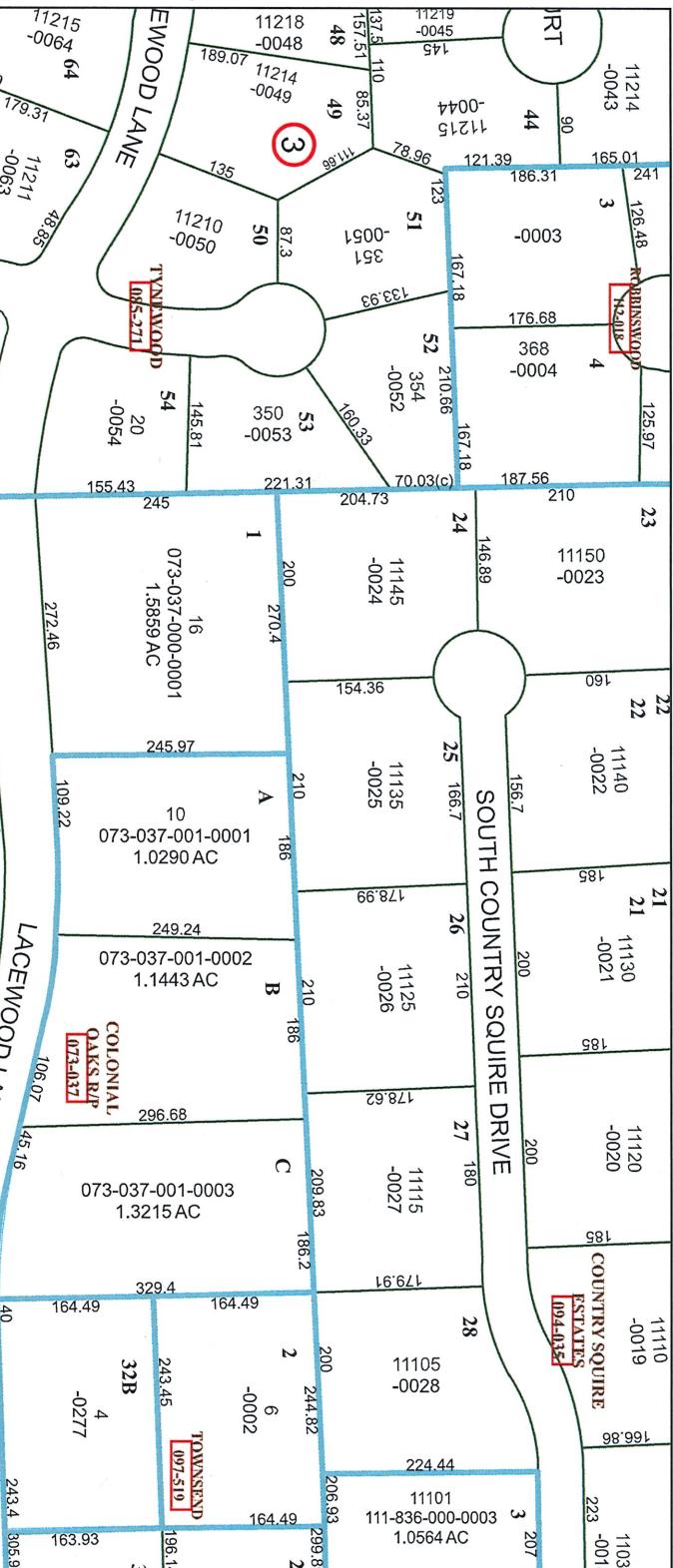
5057C4



5057D5



5057B9



5057D2

MAP LOCATION



FACET
5057D17

11	12	9	10	11
3	4	1	2	3

1 133-311-001-0001
1 133-310-000-0003
1 134-300-000-0003
MOSELEY COURT
1 135-311-000-0001

EXHIBIT 7

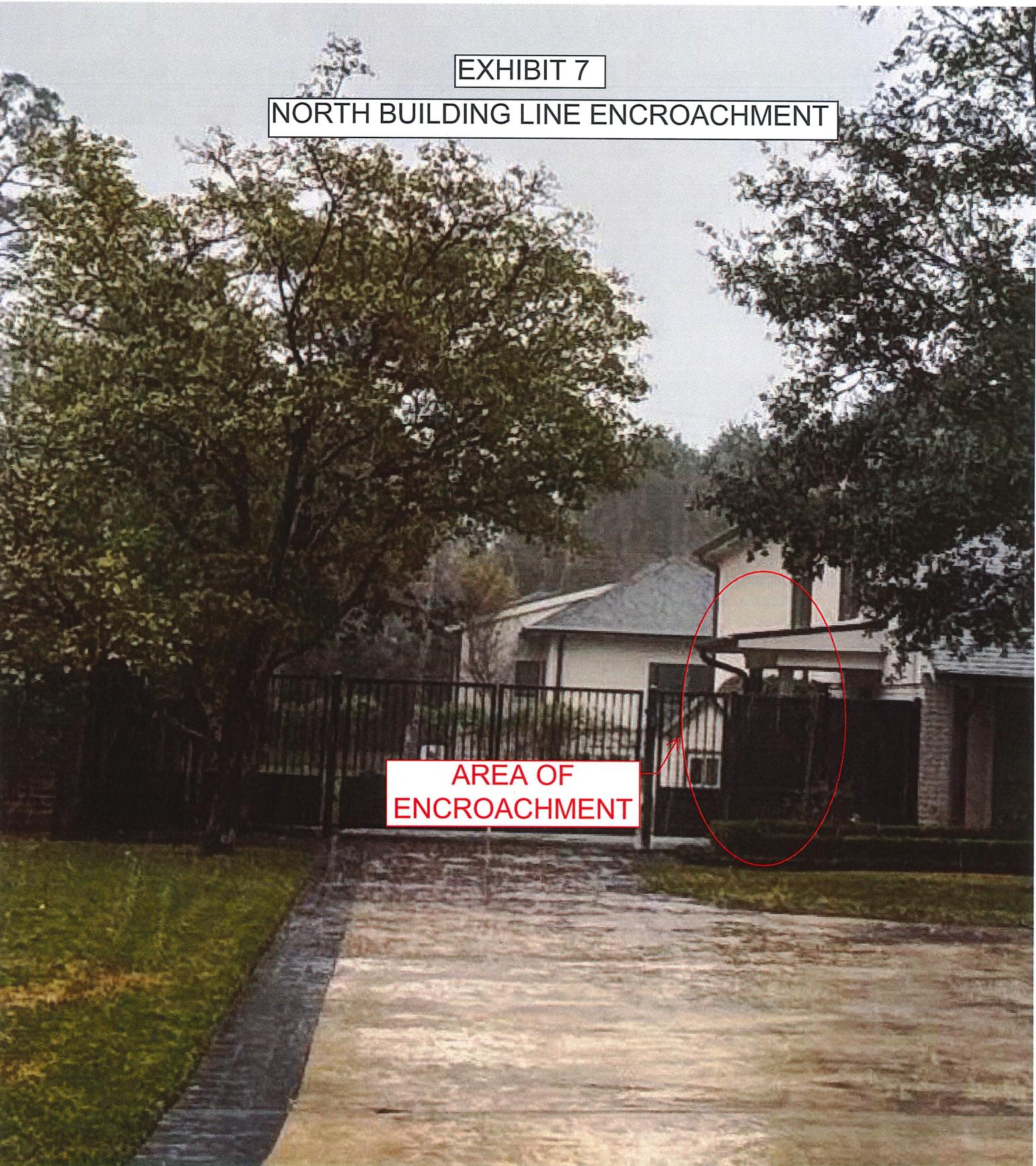
FRONT BUILDING LINE ENCROACHMENT

AREA OF
ENCROACHMENT



EXHIBIT 7

NORTH BUILDING LINE ENCROACHMENT



AREA OF
ENCROACHMENT

ATTACHMENTS

Attachment 1 List of property owners within notification distance

Attachment 2 Sample Copy of letters to property owners

Tynewood Amending Plat Map

330 & 334 TYNEBROOK LANE ~ PINEY POINT VILLAGE

HCAD ID	Owner Name 1	Owner Mail 1	Owner City	Owner Mail	Owner State	Owner Zip	Legal Desc. 1	Legal Desc. 2	Property Address Number	Property Address Street	Property Address Suffix	Property Address Zip
1	852740000055 DAVIS GREG D & LAURA	19 LACEWOOD LN	HOUSTON	TX	77024-7412	LT 55 BLK 4	TYNWOOD		19 LACEWOOD	LANE	77024	
2	73037000008 THE ROBERT L & CLAIRE H WALTERIP CHILDREN'S TRUST	15 LACEWOOD LN	HOUSTON	TX	77024-7412	LT 8	COLONIAL OAKS		15 LACEWOOD	LANE	77024	
3	118404000004 BAYARDO JOSE A & HOLLY U	4 LAZY WOOD LN	HOUSTON	TX	77024-7541	LT 4	LAZY WOOD		4 LAZYWOOD	LANE	77024	
4	118404000005 GODDARD D STEPHEN JR & CAROLEN	5 LAZY WOOD LN	HOUSTON	TX	77024-7542	LT 5	LAZY WOOD		5 LAZYWOOD	LANE	77024	
5	118404000003 SARWAR AFIKHAJ SARWAR ALIYA	3 LAZY WOOD LN	HOUSTON	TX	77024-7542	LT 3	LAZY WOOD		3 LAZYWOOD	LANE	77024	
6	118404000002 SSS LAZY WOOD LLC	3557 BRIAR PARK DR STE 188	HOUSTON	TX	77042-5267	LT 2	LAZY WOOD		2 LAZYWOOD	LANE	77024	
7	852740000075 CONOSCENTI CHRISTOPHER L & GILLIAN M	11202 TYNECT	HOUSTON	TX	77024-7416	LT 75 BLK 4	TYNWOOD		11202 TYN	COURT	77024	
8	852740000074 RGG DEVELOPMENT LLC	13501 KATY Fwy STE 3180	HOUSTON	TX	77070-1321	LT 74 BLK 4	TYNWOOD		11206 TYN	COURT	77024	
9	852740000058 PATRETT ALDO B. AND MARILYN	322 TYNEBROOK LN	HOUSTON	TX	77024-7418	LT 58 & TR 59A BLK 4	TYNWOOD		322 TYNEBROOK	LANE	77024	
10	102366000009 % GMJ TRUST	323 TYNEBROOK LN	HOUSTON	TX	77024-7429	TR 59B BLK 4	TYNWOOD		323 TYNEBROOK	LANE	77024	
11	852740000060 SCOLARI HERNAN	327 TYNEBROOK LN	HOUSTON	TX	77024-7429	LT 60 BLK 4	TYNWOOD		327 TYNEBROOK	LANE	77024	
12	852740000061 BYER MICHAEL B	331 TYNEBROOK LN	HOUSTON	TX	77024-7429	LT 61 BLK 4	TYNWOOD		33 TYNEBROOK	LANE	77024	
13	852740000062 MATINA KATHLEEN C & MICHAEL J	335 TYNEBROOK LN	HOUSTON	TX	77024-7429	LT 62 BLK 4	TYNWOOD		335 TYNEBROOK	LANE	77024	
14	852740000063 OGDEN WILLIAM W	11211 LACEWOOD LN	HOUSTON	TX	77024-7413	LT 63 BLK 4	TYNWOOD		11211 LACEWOOD	LANE	77024	
15	852730000054 PENA JESUS RICARDO JR	20 LACEWOOD LN	HOUSTON	TX	77024-7436	LT 54 BLK 3	TYNWOOD		20 LACEWOOD	LANE	77024	
16	730370000001 BROCK TODD & DIANA	16 LACEWOOD LN	HOUSTON	TX	77024-7436	LT 1	COLONIAL OAKS		16 LACEWOOD	LANE	77024	
17	1184040000002 SSS LAZY WOOD LLC	2 LAZY WOOD LN	HOUSTON	TX	77024-7542	LT 2	LAZY WOOD		2 LAZYWOOD	LANE	77024	
18	852740000074 RGG DEVELOPMENT LLC	11206 TYNECT	HOUSTON	TX	77024-7416	LT 74 BLK 4	TYNWOOD		11206 TYN	COURT	77024	

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February 3, 2026

DAVIS GREG D & LAURA
19 LACEWOOD LN
HOUSTON, TX, 77024-7412

To Whom It May Concern:

On behalf of our clients, **MARK E. BURROUGHS, JR & CONNALLY G. BURROUGHS**, we respectfully invite you to attend the Board of Adjustment hearing on **FEbruary 12, 2026 at 6:00 PM**, at the City of Piney Point Village, 7660 Woodway, Suite 460, Houston, Texas, 77063.

We are seeking approval for the following:

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STATEMENTS OF FACTS:

(1a) *The imposition of the terms, rules, conditions, policies and standards of the code of ordinance would create an undue hardship by depriving the applicant of the reasonable use of the land;*

The existing residence located at 334 Tynbrook Lane was built on Lot 56, block 4 of Tynewood Subdivision in 1958, remodeled in 2012 and an accessory structure on the North East side of the property added in 2021. Tynewood subdivision was recorded on September 11, 1955. At the time the residence was built at 49.2 feet to the closest location to the front property line and 27.3 feet to its closest location to the north property line. Even though the front of the residence does not comply, it's an existing encroachment, and all other sides comply with applicable provisions of Code of Ordinances of the City of Piney Point Village.

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A full variance packet will be available at Piney Point City Hall during normal business hours and also will be available online (www.cityofpineypoint.com) from Friday, February 6, 2026. If you have any questions or concerns, please feel free to contact me at 281.829.0034.

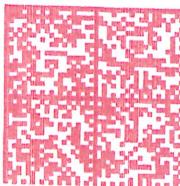
Sincerely,



MARIO COLINA, P.E.
Probstfeld & Associates, Inc.

Attachments: Reduced copy of existing conditions survey, Site plan(proposed additions) & preliminary plat.

CITY OF PINEY POINT VILLAGE
Attn: Annette Arriaga
7660 Woodway Drive, Suite 460
Houston, TX 77063



quadrant
FIRST-CLASS MAIL
IMI
\$001.90
01/30/2026 ZIP 77450
044K33227379

US POSTAGE

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