

MINUTES  
BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE  
HARRIS COUNTY, TEXAS

At a regular meeting held on February 12, 2026, at City Offices, 7660 Woodway, Suite 460, the following members of the Board of Adjustment were present:

<u>MEMBER</u>	<u>PRESENT/ABSENT</u>
Larry Chapman	Present
Zeb Nash	Present
Michael Cooper	Present
Richard Hodge	Present

Those in attendance included the Applicants and other interested parties as set out on the Registration Sheet for this meeting.

- I. The meeting was called to order at 6:09 P.M.
- II. Board's actions and comments on scheduled appeals are attached hereto. The number of appeals considered was one. The action taken by the Board on any application (i) is limited solely to such application, (ii) shall not be applicable to any other application whether on the property involved with such application or any other property and (iii) shall not alter or modify any of the terms and provisions of Chapter 74, Zoning, of the Code of Ordinance of the City, or any other ordinance.
- III. The meeting was adjourned at 6:15 P.M.

  
Chair

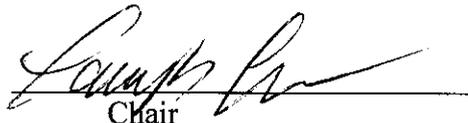
BOARD OF ADJUSTMENT  
CITY OF PINEY POINT VILLAGE

Action on Appeals  
Meeting Date: February 12, 2026

1. Scheduled Appeal No: 26-2
2. Applicant: Connally G. and Mark E. Burroughs
3. Address: 330 and 334 Tynebrook Lane
4. Type of Appeal: Variance  
Applicable Zoning Ordinance Sections 74-244(c)(1) and (2)
5. Applicant was present: yes  
Represented by: Mario Colina of Probstfeld & Associates, Inc.
6. After presentation of the appeal by applicant, discussion by all interested parties either for or against and deliberation by the Board, the Board voted to grant the appeal to permit the existing residence located at 334 Tynebrook Lane originally built on Lot 56, Block 4 of Tynewood Subdivision in 1958 and remodeled in 2012 and an accessory structure on the Northeast side of the property added in 2012 to remain as is as of the date hereof with the residence built at 49.2 feet to the closest location to the then front property line and 27.3 feet to its then closest location to the north property line, such that following replatting by combining Lot 56 and Lot 57 the existing residence will be encroaching 2.7 feet into the new required side yard (North only), but these variances will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 71-212(b) or (c).
7. The vote of each Board Member was as follows:

Member Vote

Cooper	yes/granted
Chapman	yes/granted
Nash	yes/granted
Hodge	yes/granted

  
Chair

ORDER NO. 26-2  
VARIANCE

BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF PINEY POINT VILLAGE:

Section 1. The appeal of Connally G. and Mark E. Burroughs, for the following variance as to 330 and 334 Tynebrook Lane: the Board voted to grant the appeal to permit the existing residence located at 334 Tynebrook Lane originally built on Lot 56, Block 4 of Tynewood Subdivision in 1958 and remodeled in 2012 and an accessory structure on the Northeast side of the property added in 2012 to remain as is as of the date hereof with the residence built at 49.2 feet to the closest location to the then front property line and 27.3 feet to its then closest location to the north property line, such that following replatting by combining Lot 56 and Lot 57 the existing residence will be encroaching 2.7 feet into the new required side yard (North only), but these variances will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 71-212(b) or (c).

Section 2. The Board hereby finds and determines as follows:

(a) The variance requested as to Sections 74-244(c)(1) and (2) to permit the existing residence located at 334 Tynebrook Lane originally built on Lot 56, Block 4 of Tynewood Subdivision in 1958 and remodeled in 2012 and an accessory structure on the Northeast side of the property added in 2012 to remain as is as of the date hereof with the residence built at 49.2 feet to the closest location to the then front property line and 27.3 feet to its then closest location to the north property line, such that following replatting by combining Lot 56 and Lot 57 the existing residence will be encroaching 2.7 feet into the new required side yard (North only), but these variances will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 71-212(b) or (c), is granted.

(b) A literal enforcement of the provisions of Sections 74-244(c)(1) and (2) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to 74-244(c)(1) and (2) to permit the existing residence located at 334 Tynebrook Lane originally built on Lot 56, Block 4 of Tynewood Subdivision in 1958 and remodeled in 2012 and an accessory structure on the Northeast side of the property added in 2012 to remain as is as of the date hereof with the residence built at 49.2 feet to the closest location to the then front property line and 27.3 feet to its then closest location to the north property line, such that following replatting by combining Lot 56 and Lot 57 the existing residence will be encroaching 2.7 feet into the new required side yard (North only), but these variances will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 71-212(b) or (c), is consistent with the spirit of the Ordinance and its general purpose and intent.

Section 3. The action taken by the Board (i) is limited solely to this appeal and the improvements under consideration, (ii) shall not be applicable to any other appeal whether on this property or any other property and (iii) shall not alter or modify any of the terms and provisions of Chapter 74, Zoning, of the Code of Ordinances of the City or any other ordinance.

PASSED, APPROVED, and ORDERED February 12, 2026 (transmitted to offices of the City of Piney Point on February 13, 2026).

  
Chair