



PINEY POINT BOARD OF ADJUSTMENT MEETING

Proposed Addition/Renovation
11406 Memorial Drive, Houston TX 77024

Variance Request
January 08, 2026



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PROPERTY SUMMARY

Property Address: 11406 Memorial Drive Houston, TX 77024

Lot size: 1.633 acres 71,126 SF

Main House Size: 5,875 SF

Guest House Size: 547 SF

Game Room Size: 670 SF

Year Home Built: 1962



LEGAL DESCRIPTION OF

1.633 ACRES (71,126 SQUARE FEET) OF LAND

A TRACT OR PARCEL CONTAINING 1.633 ACRES OR 71,126 SQUARE FEET OF LAND, SITUATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT NO. 72, HARRIS COUNTY, TEXAS BEING THAT CERTAIN TRACT DESCRIBED IN DEED TO JOHN BRIAN LOVELY AND SCOTT M. SAMPSON IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2023-304526, WITH SAID 1.633 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83), DERIVED FROM G.P.S. OBSERVATION:

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET ON THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF MEMORIAL DRIVE (100' R.O.W.) MARKING THE SOUTHEAST CORNER OF LOT 1, IN BLOCK 1 OF ZHAO ESTATE, MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 697615 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A MAG NAIL FOUND AT THE INTERSECTION OF THE NORTHWEST R.O.W. LINE OF SAID MEMORIAL DRIVE WITH THE CENTERLINE OF MERRIE WAY LANE (40' PRIVATE ROAD EASEMENT), AS RECORDED IN VOL. 2597, PG. 181 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.) MARKING THE NORTHEAST CORNER OF SAID LOT 1 OF ZHAO ESTATE;

THENCE, SOUTH 22° 05' 28" WEST, ALONG THE NORTHWEST R.O.W. LINE OF SAID MEMORIAL DRIVE, A DISTANCE OF 204.82 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE EAST CORNER OF THE BERNARDINO AROCHA TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 67° 41' 44" WEST, ALONG THE NORTHEAST LINE OF SAID AROCHA TRACT, A DISTANCE OF 304.17 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF A CALLED 1.1518 ACRE TRACT (CALLED LOT 6), DESCRIBED IN DEED TO AUSTIN J. BLANCHARD AS RECORDED IN H.C.C.F. NO. 20090315509 MARKING THE NORTH CORNER OF SAID AROCHA TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02° 18' 03" WEST, PASSING AT A DISTANCE OF 158.69 FEET, A FOUND 1/2 INCH IRON ROD MARKING THE COMMON EAST CORNER OF SAID 1.1518 ACRE TRACT AND A CALLED 1.1735 ACRE TRACT (CALLED LOT 5), DESCRIBED IN DEED TO MARC S. JACOBS AS RECORDED IN H.C.C.F. NO. 20140183310 AND CONTINUING FOR A TOTAL DISTANCE OF 221.40 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET MARKING THE SOUTHWEST CORNER OF A CALLED 0.6248 ACRE TRACT (CALLED LOT 10 OF SHADOWOOD, UNRECORDED SUBDIVISION) DESCRIBED IN DEED TO THE CGC REVOCABLE TRUST AS RECORDED IN H.C.C.F. NO. 20100451742 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 68° 12' 22" EAST, ALONG THE SOUTH LINE OF SAID 0.6248 ACRE TRACT AND SAID LOT 1 OF ZHAO ESTATE, A DISTANCE OF 395.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.633 ACRES OR 71,126 SQUARE FEET OF LAND.

Daniel W. Goodale
DANIEL W. GOODALE, RPLS# 4919

GREENLEAF LAND SURVEYS, LLC
11500 NORTHWEST FWY, SUITE 160
HOUSTON, TX 77092
PHONE NO: 832-668-5003
TEX REGISTERED FIRM NO. 10193977



5/08/2024

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

Subject: Request for Variance – Chapter 74, Section 212(b) – Nonconforming Buildings
Structures & Chapter 74, Section 244(a) Regulations for Accessory Buildings & Structures
Chapter. 74, Section 245. - Supplementary district regulations.

Dear Members of the Board of Adjustments,

We are working to remodel and restore 11406 Memorial Drive. The mid-century modern residence and accessory structures were designed by well-known Houston/Memorial Architect, Wylie Vale, and is considered to be one of his last modern “contemporary country” homes still in existence. The residence was built in 1962. This architectural property has been featured in Houston Mod as well as on Houston architectural home tours. Most of the interior renovations are to update the original architecture and building systems with current building code standards. We are proposing for a small addition of the NE side of the home to enlarge the kitchen and small addition on the SW corner of the house to enlarge the master bathroom. We have been granted approval from the Memorial Villages Water Authority for this slab addition to match the height of original home’s finished floor (although, it is below the new home threshold if we were building a new construction residence).

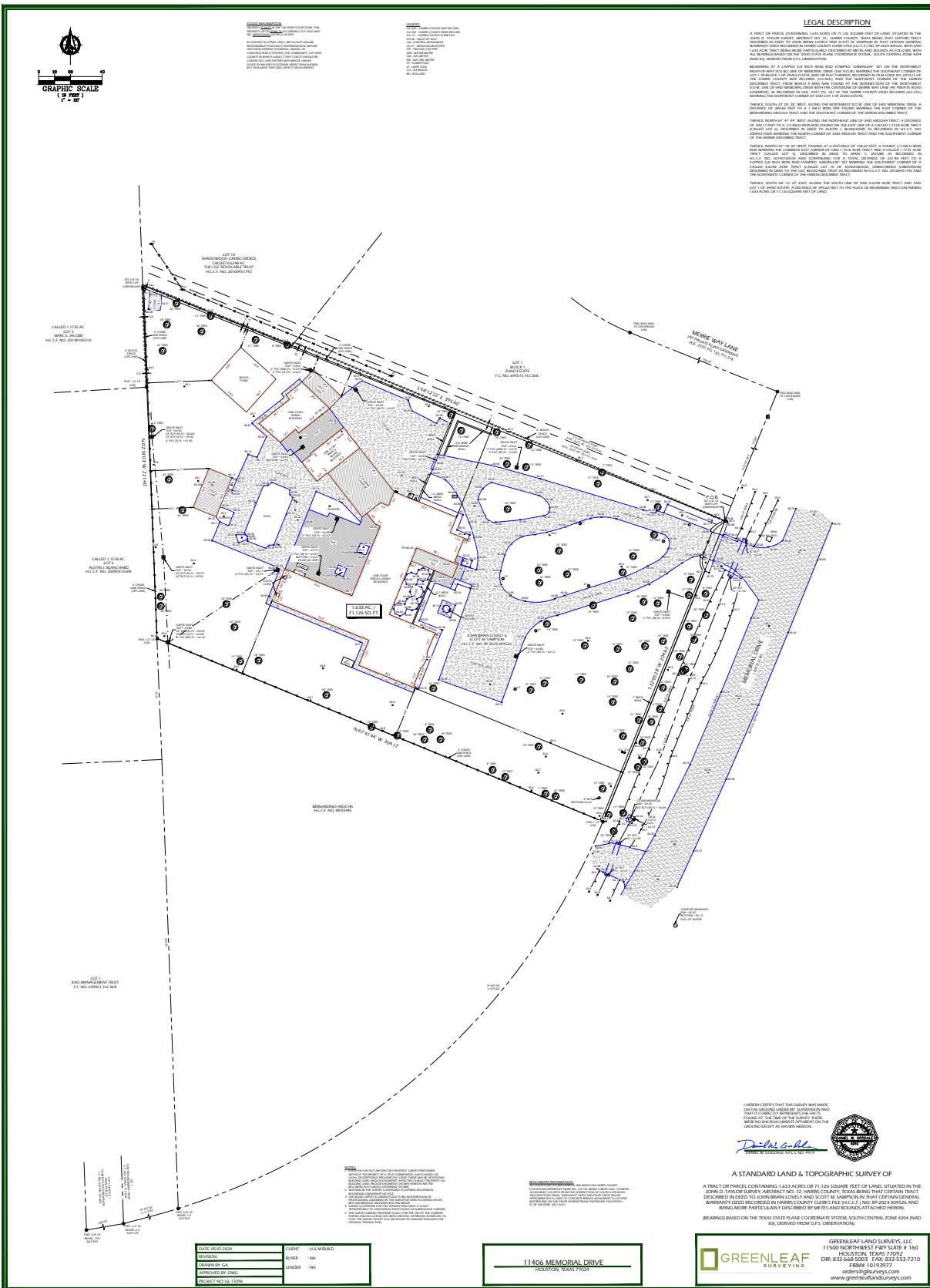
With this renovation we would like to cosmetically update the rear game room that is also original architecture to this residence design. This structure does violate the current side setback outlined in CH. 74, Sec 212(b) & CH. 74, Sec 244(a) for accessory structures of 10'-0". We are asking the board to grant us approval to keep the non-conforming status of this building location as we will exceed 50% of the cost of improvements and are required to bring the entire lot to conform with current regulations. We only wish to update this original building cosmetically (non-structural modifications) and restore its original beauty.

The other item we would like to alter is the existing front wall facing Memorial Drive. We would like to propose making the infill of the existing structural wall solid instead of the current open design for noise and privacy purposes as we are just adjacent to the large intersection of Memorial drive at San Felipe.

We respectfully ask for your support in keeping the original architecture of this residence true to its original use and intention of design.

Sincerely,

John Brian Lovely & Scott Sampson
Homeowners



CITY ORDINANCE

CH. 74, Sec. 212. – Nonconforming buildings and structures.

(b) Termination of nonconforming structures. No construction of any building, or remodeling or any existing building where the estimated cost of such remodeling exceeds 50 percent of the value on the improvements on the lot, shall be permitted on the lot unless all structures on the lot are made to conform to all of the regulations and ordinances of this city. For purposes of the foregoing, the value of improvements on a lot shall be the greater of (1) replacement cost as estimated by third party appraisal (or other appropriate evidence of value) or (2) based on the appraised value of all improvements on the lot for ad valorem tax purposes as determined by the county appraisal district, or its successor, for the year in question, expect that if no value has been determined such year, then it shall be the appraised value for the immediately preceding year.

CH. 74, Sec. 244. – Regulations

(a) Accessory buildings and structures. Except as provided immediately below, or specifically permitted otherwise in this chapter, no accessory building shall be erected in any yard as required by subsection (c).

(2) Side Yard. An accessory structure or accessory building not attached to or made a part of the main building, may be placed not less than ten feet from a side property line, provided that all of the accessory structure or accessory building is within the rear third of the lot.

CH. 74, Section 245. - Supplementary district regulations.

(i) Fences and walls in required yards. No fence or freestanding fence-type wall shall be permitted in any required yard except as specifically authorized below:

1. Fences, front yard. Fences and freestanding fence type walls may be constructed within a required front yard if not exceeding three feet in height; however, a fence not exceeding six feet in height above the natural grade of the lot at the lot line adjacent to such fence may be constructed within a required front yard if the front yard is adjacent to a four-lane, esplanade, curbed and guttered thoroughfare, the fence is set back at least three feet from the adjacent front lot line, and the fence is an 80 percent fence.

PROPOSED SITE PLAN

N 02°08'26" W 223.13
8 FT WOOD FENCE

MEMORIAL DR.

(VARIABLE WIDTH R.O.W.)

Property Photos



Pool House Photos



LETTER TO NEIGHBORS

December 4, 2025

Dear Neighbor,

This correspondence is regarding an addition/remodel project to the residence located at 11406 Memorial Drive, Houston TX 77024. This goal of this renovation project is to restore/update the original architecture of this unique mid-century home. The house and accessory structures were designed by Wylie Vale, a well-known Houston/ Memorial architect. The house was built in 1962 and is on a 1.633-acre lot. The property's been featured in Houston Mod and Houston architectural home tours. There is an existing accessory structure at the rear of the property (game room) that does not meet the current side setbacks per the ordinances listed below:

CH. 74, Sec. 212. – Nonconforming buildings and structures.

(b) Termination of nonconforming structures. No construction of any building, or remodeling or any existing building where the estimated cost of such remodeling exceeds 50 percent of the value on the improvements on the lot, shall be permitted on the lot unless all structures on the lot are made to conform to all of the regulations and ordinances of this city. For purposes of the foregoing, the value of improvements on a lot shall be the greater of (1) replacement cost as estimated by third party appraisal (or other appropriate evidence of value) or (2) based on the appraised value of all improvements on the lot for ad valorem tax purposes as determined by the county appraisal district, or its successor, for the year in question, expect that if no value has been determined such year, then it shall be the appraised value for the immediately preceding year.

CH. 74, Sec. 244. – Regulations

(a) Accessory buildings and structures. Except as provided immediately below, or specifically permitted otherwise in this chapter, no accessory building shall be erected in any yard as required by subsection (c).

(2) Side Yard. An accessory structure or accessory building not attached to or made a part of the main building, may be placed not less than ten feet from a side property line, provided that all of the accessory structure or accessory building is within the rear third of the lot.

Given the building is an original structural from the original 1962 design we are presenting this request to the Board of Adjustments in request for a variance for the nonconforming accessory structure (game room) to be left in its original location with the allowance of us

to cosmetically update the pool house and match the beauty of the rest of the proposed renovated design.

We would also like to alter the existing front fence facing Memorial drive to a solid fence. We are proposing to keep the existing original structure but infill the current open design with a solid wall for noise and privacy purposes as we are just adjacent to the large intersection at Memorial & San Felipe. This variance request is not complaint with the following section:

CH. 74, Section 245. - Supplementary district regulations.

(i) *Fences and walls in required yards.* No fence or freestanding fence-type wall shall be permitted in any required yard except as specifically authorized below:

1. Fences, front yard. Fences and freestanding fence type walls may be constructed within a required front yard if not exceeding three feet in height; however, a fence not exceeding six feet in height above the natural grade of the lot at the lot line adjacent to such fence may be constructed within a required front yard if the front yard is adjacent to a four-lane, esplanade, curbed and guttered thoroughfare, the fence is set back at least three feet from the adjacent front lot line, and the fence is an 80 percent fence.

This letter serves as notification that this request will be presented to the Board of Adjustments on January 08, 2026 to the Board of Adjustments. We invite you to attend this meeting with the members of the Piney Point Village Board at 6pm on January 08, 2025 at the City of Piney Point Villages City Hall located at 7660 Woodway Drive, Ste. 460 (4th Floor) Houston, TX 77063.

Documents enclosed and more detailed items will be available for review online Monday January 5th, 2026.

Thank you for your support with our excitement to enhance the beauty and charm of our neighborhood. Please feel free to reach out with any questions you may have about our project. If you have any questions, please call Scott Sampson at 626-240 8185 or email Scottsampson08@gmail.com.

Sincerely,

John Brian Lovely & Scott Sampson
Homeowners

PINEY POINT NEIGHBORS NOTIFIED

Piney Point Neighbor
205 Merrie Way Lane
Houston, TX 77024

Piney Point Neighbor
201 Merrie Way Lane
Houston, TX 77024

Piney Point Neighbor
209 Merrie Way Lane
Houston, TX 77024

Piney Point Neighbor
11303 Piney Point Circle
Houston, TX 77024

Piney Point Neighbor
11302 Piney Point Circle
Houston, TX 77024

Piney Point Neighbor
11408 Memorial Drive
Houston, TX 77024

Piney Point Neighbor
11410 Memorial Drive
Houston, TX 77024