



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: ERIN & MATTHEW BURTON
 Street Address: 1300 CRIMSON GLORY LN
 City: KELLER State: TX Zip: 76248
 Telephone: 801.319.0622 Fax: _____ E-mail: MBURTON801@GMAIL.COM
 Applicant's Status: (Check One) Owner Tenant Prospective Buyer

ERINBURTON@GMAIL.COM

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: SAME AS ABOVE
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____ Fax: _____ E-mail: _____
 Signature of Applicant: [Signature] Signature of Owner: [Signature] Printed Name of Owner: ERIN BURTON
 Date: _____ Date: 3-2-22

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 8910 INDIAN KNOW TRAIL, KELLER, TX 76248
 Legal Description:
 Lot(s): 3 Block(s): A Subdivision Name: HIVE PIOT HONEY ADDITION
 Unplatted Property Description:
 Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
 Current Zoning: _____ Proposed Zoning: _____
 Current Use of Property: _____
 Proposed Use of Property: _____

Specific Use Permit Application: Hive Riot Honey Company

Dear Planning and Zoning Commission / Keller City Council,

My name is Erin Burton and I have lived here in Keller with my husband Matthew and our four children since 2016. All four of our children attend KISD schools and our youngest son Philo was born here. We live at 1300 Crimson Glory Ln.

My purpose in writing this letter is to explain our proposed capital improvement project at our honey farm located at 8910 Indian Knoll Trail here in Keller. We plan to tear down two existing barns that are in disrepair and replace them with one new barn built to high architectural and aesthetic standards.

By way of history, we purchased this agricultural property from our neighbor and long-time Keller resident, Aline Benner, in the Spring of 2019. In choosing the buyer for her legacy property, Mrs. Benner met with us several times to ensure that our vision for the land aligned with hers and that of her neighbors, namely continued agricultural use and the "country feel" of Indian Knoll Trail. After closing on the property and replatting, we moved our beehives onto our 5.09 acres and began operations as an organic honey farm. My husband Matthew grew up raising bees with his father and was excited to get started again here in Keller. We started by seeding the property with a native Texas wildflower mix and selectively mowing to encourage the growth of flowering plants for bees rather than pasture grasses more suitable for livestock. Our conversion to bee forage rather than horse pasture has also allowed the blackberries to thrive. We now harvest blackberries in the Spring and honey in the Fall. The deep freeze of February 2021 killed off over half our hives, but we have since rebuilt the colonies and are well positioned for a strong honey harvest in 2022! For more information on our farm, please visit www.hiveriothoney.com

We feel our current use and future plans for the property not only honor the Benner legacy and our neighbors' desires, but also align with the vision outlined in the Keller City Future Land Use Plan published April 2021. The FLUP indicates the community's desire to retain its "small-town charm and agricultural feel" [pg. 30], and our farm does just that.

Suburban beekeeping is also an essential part of sustainable agriculture. Our bees forage among the clovers, wildflowers, and gardens in Keller and the surrounding communities, pollinating vegetables and trees for our neighbors as they go.

Honey demand has increased dramatically in the US since 1990, while domestic production has decreased. Monoculture in industrial farming has also weakened domestic honeybee populations. The variety of forage available in a suburban environment produces resilient bee colonies. The US Dept of Agriculture has declared: "now is the critical time for efforts to support honeybee populations."

Locally sourced, natural honey also has been reported to reduce the symptoms of seasonal allergies. Some of our Keller neighbors buy our honey specifically for this purpose.

Innovative cities like Keller have the opportunity to be on the cutting edge of sustainable, suburban beekeeping! [See <https://sustainablecitycode.org/brief/bees-in-urban-and-suburban-districts/>]

Project Overview:

- Subject Property: 5.09 acres of agricultural exempt land located at 8910 Indian Knoll Trail
- Zoning: Low Density SF-36. Our project is consistent with the zoning guidelines for SF-36: "intended to promote and encourage a suitable environment for family life on large parcels of land used for agricultural purposes and single-family homes. This District is intended to encourage more open space, permeable surfaces, and greater setbacks with characteristics of semi-rural areas."
- Proposed use: No change. This is a continuation of agricultural use per Section 8.10 A. 8 of the Keller UDC.
- Existing structures to be removed: 2 metal barns [See survey of existing conditions.] When these barns were constructed is unknown. We performed ad hoc structural repairs to these buildings in 2020 but they are both in disrepair and need to be replaced.
- New structure added: 1 wooden post and beam "monitor-style" barn. Exterior finishes will include wood and stone, rustic doors and accessories, and other aesthetics consistent with classic Texas farm/ranch architecture. We are willing to invest considerably to make this a high-quality structure well in excess of the minimum requirements outlined in the Keller UDC Section 8.06 A 1 e 5 "The use of exposed metal exterior walls and finishes shall be allowed only for barns and agricultural structures in the SF-36 zoning district."
- Barn height: two stories. Only the center section is raised per style of "monitor barn"
- Farm Accessories: We may also install an agricultural style windmill and silo to house pump equipment for a new well. This will be designed to the highest rural Texas aesthetic standards consistent with the intent of SF-36.
- Entrances: Existing gravel ingress and egress to Indian Knoll Trail will be preserved.
- Drainage: No additional pavement added or significant grading that would change the current drainage of the property. [Drainage study conducted in 2020 is included in our packet.]

- Parking: No impact on traffic or parking. Our farm is not open to the public. There will be no retail store or retail visitors to the farm per the development code. We will meet the requirements of Keller UDC Section 8.03 C. 1. c. "Farms, barns, livestock, nurseries, greenhouses, or gardens, limited to the propagation and cultivation of plants, provided no retail business is conducted on the premises except as provided under home occupation (see definition for Home Occupation)."
- Trees Removed: Zero. We have designed our project to preserve all existing trees on the property. There are ten majestic, mature post oak trees on the property which our neighbors love. All these will be protected during the project by licensed arborists trained at Texas A&M. Our plan will also preserve all trees at the old fence lines and the dense trees on the sloping portion at the back of the property. These trees screen our farm for our neighbors living in the Southern Hills subdivision to the East. We will meet and exceed our obligations as an Agricultural Exempt parcel under Section 8.19 E of the Keller UDC.
- Compliance with accessory building code: Per UDC Section 8.10.A.8 a minimum of one hundred foot (100') front building setback is required for agricultural buildings built on parcels larger than two acres. Our barn placement will conform to this standard. Any future residence we build on the property would be closer to the road than the barn to conform with Section 8.10.A.5

We thank you for your service to the City of Keller and look forward to answering your questions regarding this project.

Best Regards,

Erin Burton