

3650 Shelby Lane Project Narrative

This specific use permit ("SUP") request is to allow for high-impact manufacturing at 3650 Shelby Lane Denton, Texas 76207 (the "Property"). The Property is located within the city limits and is approximately 7.97 acres. The Property is currently developed as warehouse/office uses as indicated by the current Certificate of Occupancy. The current plat was filed with Denton County on September 17, 2008 and the Property will not be replatted.

The SUP is required to bring the Property into compliance with the Denton Development Code for the production of an agricultural fertilizer, specifically, a proprietary and patent-pending Nitrogen use efficiency product ("NTS") which is a nonhazardous and sustainable biostimulant product used as a soil amendment to assist with Nitrogen use efficiency in row crops.¹ Additionally, a conceptual layout of the tank and system locations on the Property is provided separately for clarity.

According to the City of Denton Zoning Map, the Property is currently zoned heavy industrial; land to the north, south, east, and west is also zoned as heavy industrial. Surrounding land is either undeveloped or developed with industrial uses compatible with the proposed high-impact manufacturing use.

The Property is generally level with little to no grade change. The Property is located northeast of Hickory Creek but not within a floodplain. The Property will maintain the existing adequate parking and space for vehicle maneuvering throughout the site. Because the site and its surroundings are used for industrial manufacturing, no open space, recreation, or preservation areas exist on site. However, there is existing landscaping along Shelby Lane which will remain and be maintained in a healthy condition. Additionally, proper landscaping screening will be provided to adequately screen the proposed storage tanks. Existing utilities on the Property are present to accommodate industrial manufacturing uses and will be maintained for efficient operation of the proposed use. Proper water, wastewater, storm water, solid waste, and electrical standards will be maintained on the Property for the proposed use.

We are committed to adhering to all local, state, and federal laws and requirements associated with the proposed high-impact manufacturing use. The applicant has received the current No Exposure Certification for the Property effective April 22, 2024 and will apply for and maintain all necessary permits associated with the proposed use including, but not limited, to the hazardous materials permit. Agricen will ensure that all necessary infrastructure required to maintain safe and effective operation of the Property and the proposed high-impact manufacturing use will be provided and consistently maintained, in accordance with any and all requirements of the City of Denton and the Denton Development Code.

As mentioned briefly above, the proposed use for the Property is consistent with the surrounding industrial uses. The Property is compatible with the Denton 2040 Comprehensive Plan which designates the Property as Industrial Commerce defined as locations "where the predominant uses include both light and heavy industrial uses, such as moderate to heavy manufacturing, assembly, fabrication, and wholesaling." The specific use proposed has little to no

¹ See detailed background on the manufacturing process, attached herein as Exhibit A.

impact on the future development of the area primarily because it is consistent with the existing and surrounding uses and does not prohibit or hinder further development of any surrounding sites. We will ensure that the proposed high-impact manufacturing use and associated Property will meet and continue to meet all standards of the Denton Development Code and all other applicable codes of the City of Denton.

The proposed use will not materially alter the existing access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and/or odor currently provided or emitted from the Property and its existing use. As shown in the provided materials with our SUP application, Agricen is committed to maintaining the highest standard of safety throughout its facilities and the surrounding area. Agricen is majority owned by Loveland Products, Inc., the proprietary products arm of the largest North American agricultural retailer, Nutrien Ag Solutions. As such, it follows Nutrien's broad and rigorous safety standards. Provided in the revised resubmittal are samples of that broad safety program. Through the implemented safety measures, any potential adverse impacts to the health, safety, and welfare of the employees, inhabitants of the area, and the City of Denton as a whole have been mitigated and/or eliminated.

Exhibit A

Background / Manufacturing Process for Agricen Product to be Produced at 3650 Shelby Lane

Description of the Product: Agricen intends to manufacture its proprietary and patent-pending Nitrogen use efficiency product (called “NTS” in this document) in the building located at 3650 Shelby Lane. This non-hazardous biostimulant product is produced via a fermentation process to achieve a final product with a volume that is greater than 99% water with a less than 1% microbial consortium that includes three proprietary microbes. These microbes have been proven to assist with Nitrogen use efficiency in plants, and growers will be able to use the technology in row crops as a sustainable solution to better utilize their traditional Nitrogen fertilizers.

Overview of the Manufacturing Process:

The NTS production process will utilize a continuous flow closed system consisting of a series of plug-flow, fluidized bed reactors with a targeted retention time of approximately 14 days. The total system has a working volume of 60,000 gallons, almost all of which is water.

The inputs are as follows:

1. Water (CAS No. 7732-18-5)
2. Proprietary Organic Microbial Consortium (CAS No. Not Applicable)
3. Soy Flour (CAS No. 68513-95-1)
4. Glucose (CAS No. 50-99-7)
5. Malic Acid (CAS No. 6915-15-7)
6. Ammonium Sulfate (CAS No. 7783-20-2)
7. 15% Sodium Hydroxide Solution (CAS No. 1310-73-2)

The NTS process starts with two feedstocks – a proprietary organic microbial consortium (PSC) and Soy Flour. To facilitate the fermentation process, there is a daily addition of carbon sources and a nitrogen source. The pH of the process is monitored and up to 10 gallons of a 3.75M (15%) Sodium Hydroxide (NaOH) solution can be added as necessary to maintain the pH above 6.0. As the system matures and pH becomes more consistent, Agricen anticipates that it will need less than 10 gallons per day of NaOH.

To meet possible system demand, Agricen will plan to store an average daily volume of 75 gallons of the 15% NaOH solution. At maximum use of the NTS system, Agricen could store up to 250 gallons per day.

The organic inputs are fully consumed during the process, leaving behind the final NTS product. The product is regulated as a soil amendment (rather than a fertilizer) because it has no nutrient content. It consists solely of water and the microbial consortium and has a pH range of 7.5 to 8.5.