



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: Northeast corner of Data Drive & Springer Rd

SUBDIVISION: Rockwall Technology Park Phase V

LOT

BLOCK

GENERAL LOCATION: East of Data Drive, South of Discovery Blvd, and North of Springer Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Light Industrial

CURRENT USE: undeveloped

PROPOSED ZONING: Specific Use Permit

PROPOSED USE: heavy manufacturing

ACREAGE: 32.0

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER: Rockwall Economic Development Corporation

APPLICANT

CONTACT PERSON: Phil Wagner

CONTACT PERSON

ADDRESS: 2610 Observation Trl, Suite 104

ADDRESS

CITY, STATE & ZIP: Rockwall, TX 75032

CITY, STATE & ZIP

PHONE: 972-772-0025

PHONE

E-MAIL: pwagner@rockwalledc.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF **\$680.00**, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE **20th** DAY OF **OCTOBER**, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

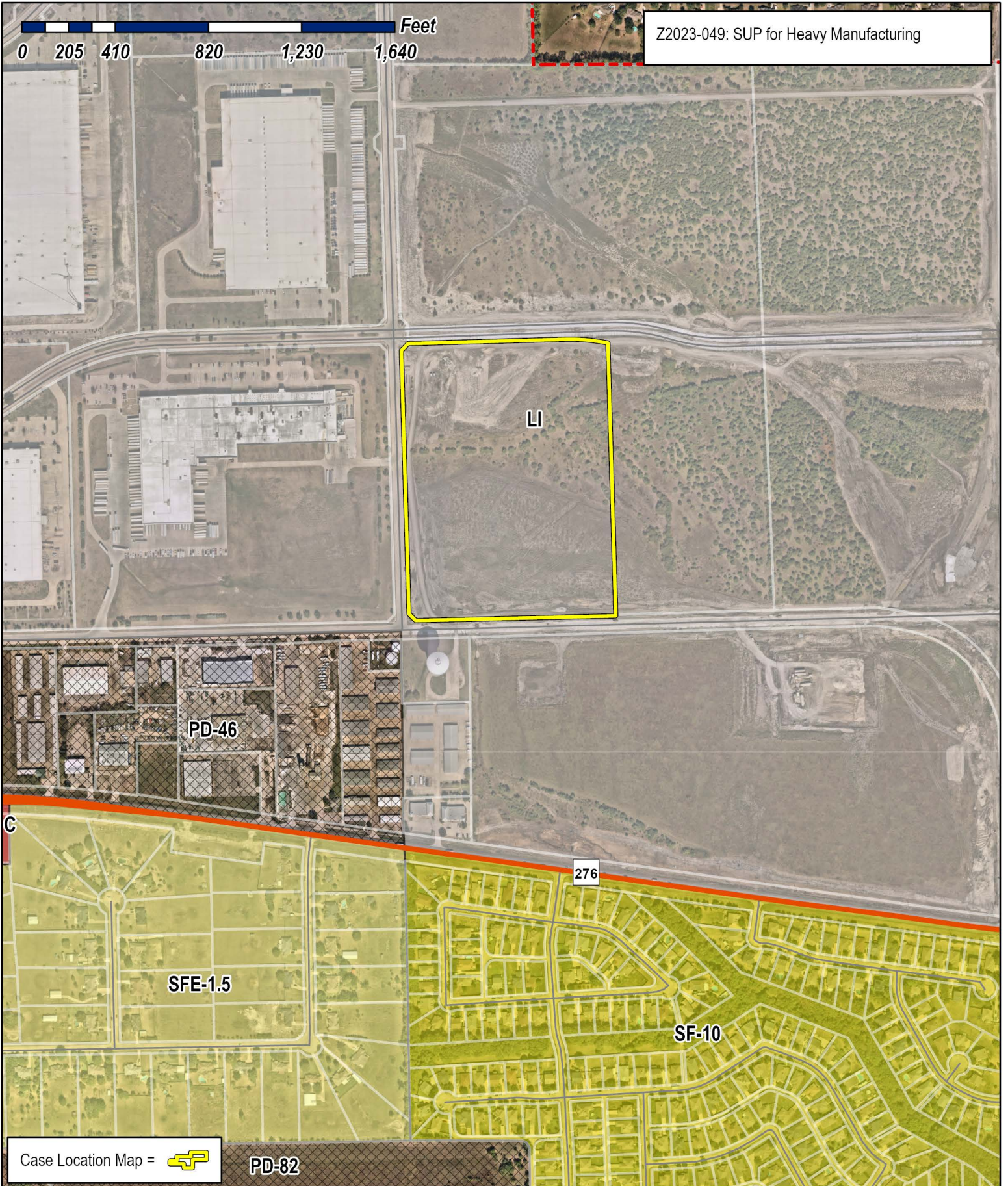
Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

0 205 410 820 1,230 1,640 Feet

Z2023-049: SUP for Heavy Manufacturing



Case Location Map = 

PD-82



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

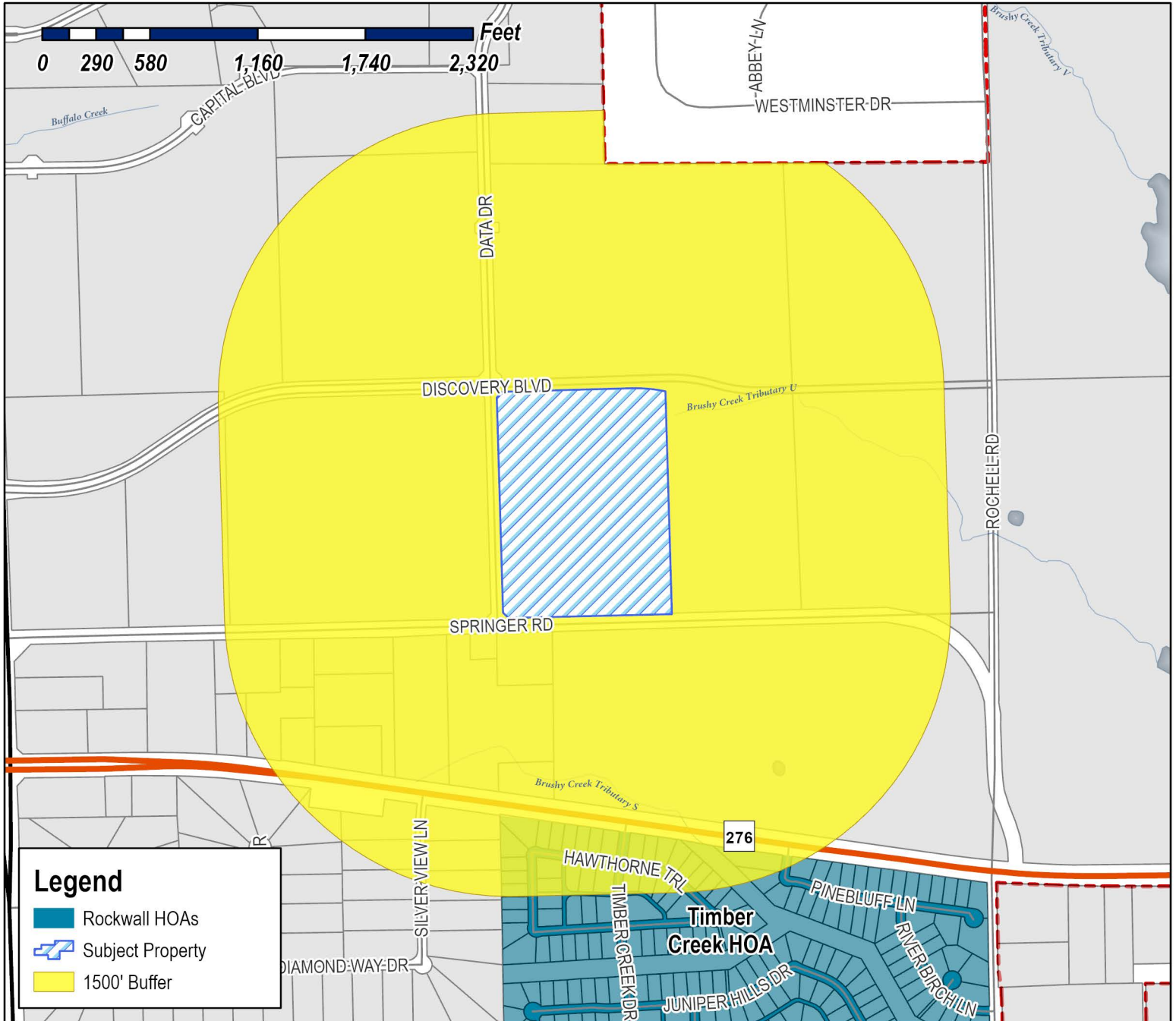




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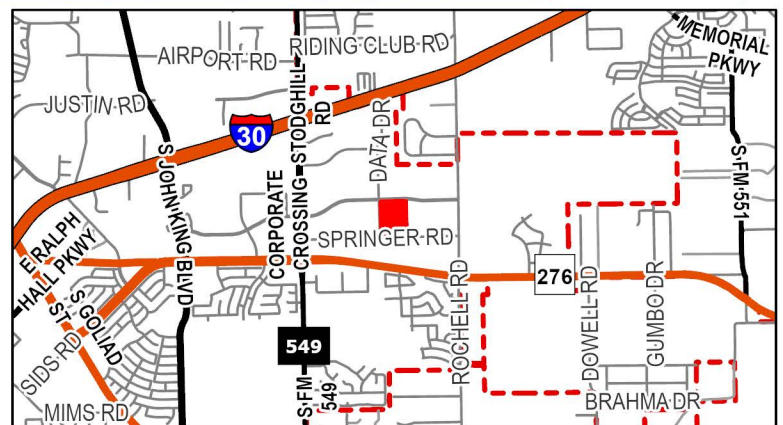
Legend

-  Rockwall HOAs
-  Subject Property
-  1500' Buffer

Case Number: Z2023-049
Case Name: SUP for Heavy Manufacturing
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SWC of Data Drive & Discovery Blvd.

Date Saved: 10/20/2023

For Questions on this Case Call (972) 771-7745

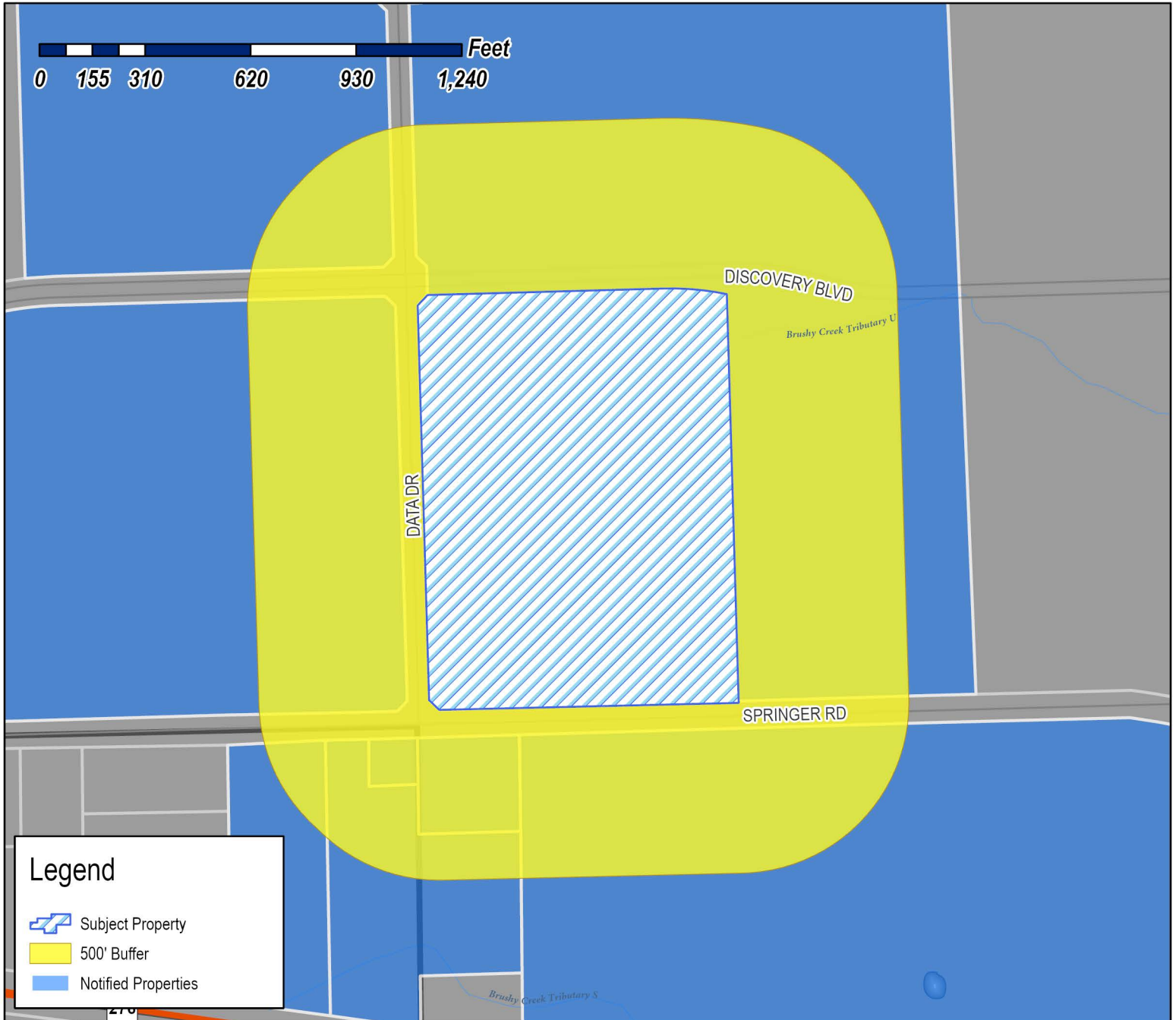




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RESIDENT
HWY276
ROCKWALL, TX 75032

RESIDENT
SPRINGER LN
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
2610 OBSERVATION TRAIL SUITE 104
ROCKWALL, TX 75032

RESIDENT
2640 HWY276
ROCKWALL, TX 75032

RESIDENT
2690 HWY276
ROCKWALL, TX 75032

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75032

RESIDENT
3400 DISCOVERY DR
ROCKWALL, TX 75032

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75032

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75032

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC
AGENT FOR BIMBO BAKERIES USA 13155 NOEL
RD #100 LB73
DALLAS, TX 75240

STAG ROCKWALL, L.P. A DELAWARE LIMITED
PARTNERSHIP
STAG INDUSTRIAL HOLDINGS, LLC
ONE FEDERAL STREET 23RD FLOOR
BOSTON, MA 2110

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

COLIN-G PROPERTIES INC
PO BOX 847
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



October 20, 2023

Ryan Miller
Director of Planning
City of Rockwall
385 S. Goliad Street,
Rockwall, TX 75087

Dear Mr. Miller,

Enclosed you will find an application and supporting materials requesting the Planning and Zoning Commission and City Council grant a Specific Use Permit (SUP) for “Heavy Manufacturing” to occur on 32 acres within the Rockwall Technology Park, at the northeast corner of Data Drive and Springer Road.

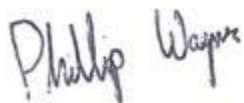
For the past five months, the Rockwall Economic Development Corporation (REDC) has been working to recruit Ballard Power Systems (Ballard), an international leader in the development of hydrogen fuel cells, to establish their future US manufacturing location. After a search that evaluated 40 sites across 10 states, representatives from Ballard have chosen Rockwall and the new third phase of the Technology Park as their preferred location. This decision has recently been memorialized through a Letter of Intent with the REDC, and a formal Development Agreement is currently being drafted.

Ballard will provide significant benefits to Rockwall, as their anticipated \$115M investment would represent the highest tax value of any one entity in the community. The company may also expand in the future, adding significantly more taxable value to their initial investment. Further, Ballard will create dozens of high-quality jobs. We believe this type of advanced manufacturing project – one that deploys high value equipment to create cutting-edge technology – aligns with the intended purpose of the Rockwall Technology Park and the mission of the REDC.

REDC representatives have vetted the company to determine financial viability, environmental impact, and community fit. Earlier this year, I received a tour of their existing North American facilities. We feel confident that the company will be a good corporate citizen to their neighbors in the Technology Park, as well as the overall community, with minimal outside impact caused by their operations. Ballard representatives have put together a presentation describing the project, as well as a high-level overview of their manufacturing process. A company representative plans to be at the Planning and Zoning Commission Work Session, as well as the first reading of the City Council, to answer any specific questions. REDC representatives will also be at all meetings.

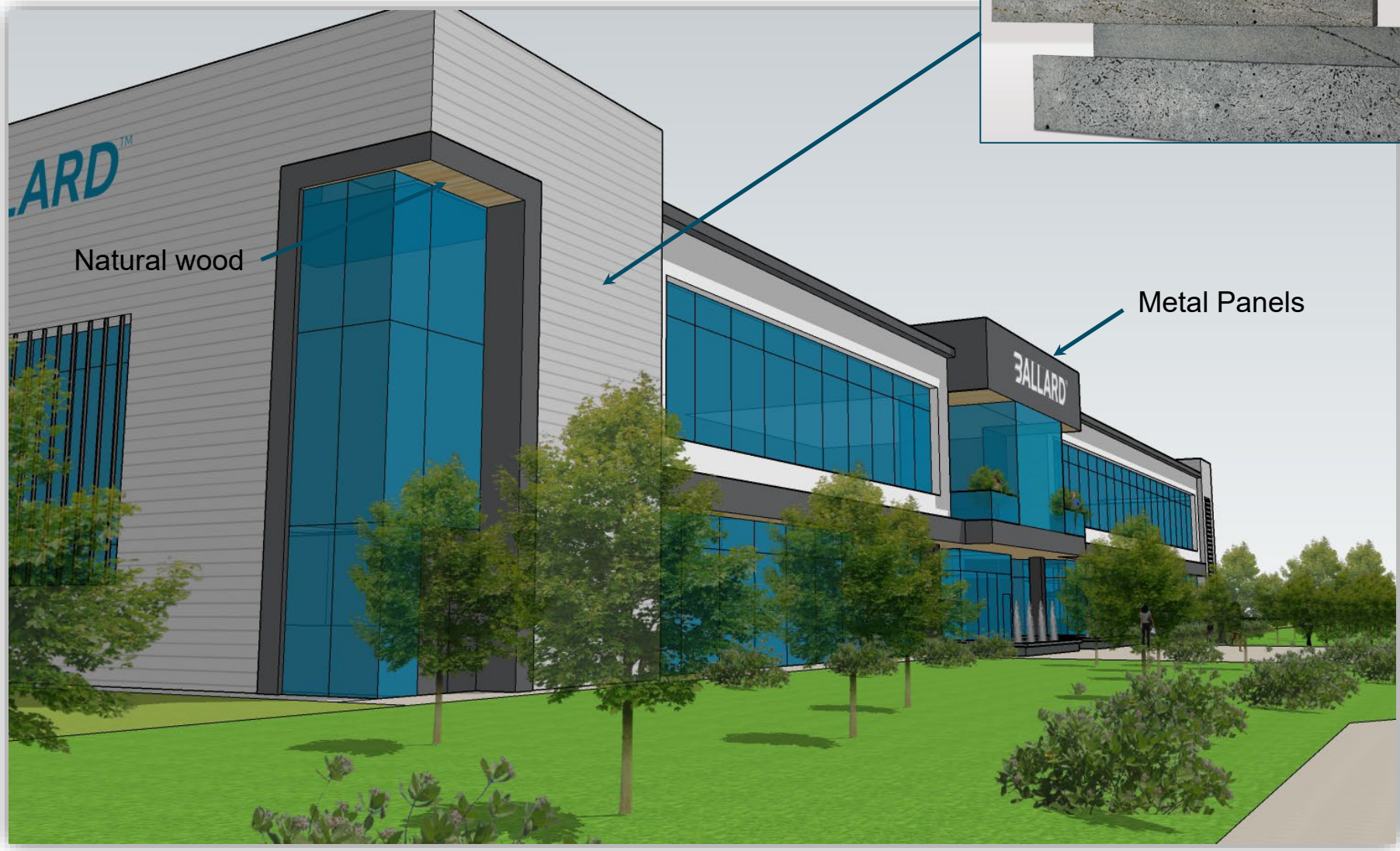
The REDC kindly requests a four-year window on the SUP, to allow for contractor selection, building design, construction, equipment delivery, installation, and testing prior to production.

Sincerely,


A handwritten signature in black ink that reads "Phillip Wagner". The signature is written in a cursive, slightly slanted style.

Phil Wagner
President

Concept Architecture



Natural Stone



Platinum PLANC™
Large Format Stone Veneer

PRODUCT DETAILS BELOW. This is the stone and color that inspired the Planc Series with a trending color and the unique surface texture that you'll only find with natural stone. *Order your sample kit today!*

Example



Concept Architecture



1.4MW solar PV

Natural Stone

Concrete

Landscaping

WEST
DATA DRIVE



Concept Architecture



Example

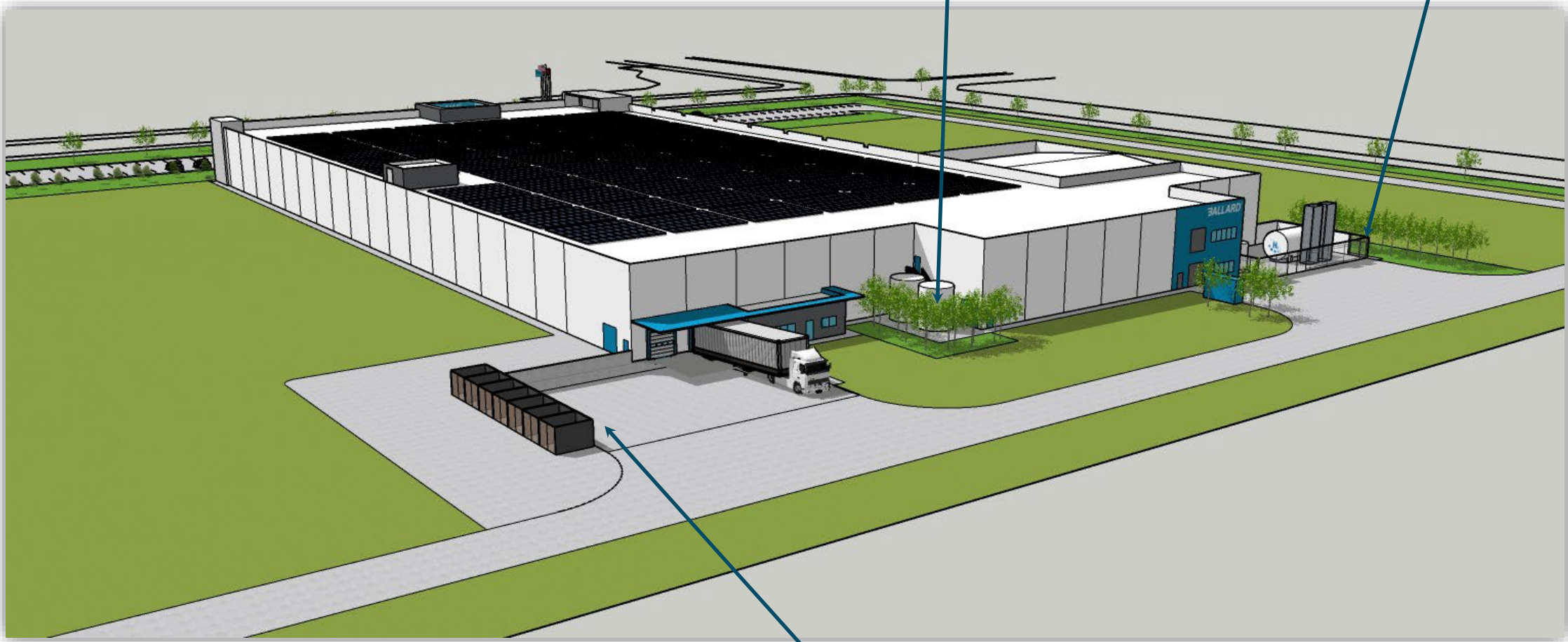
LEED requires bike parking

EV charging

Concept Architecture

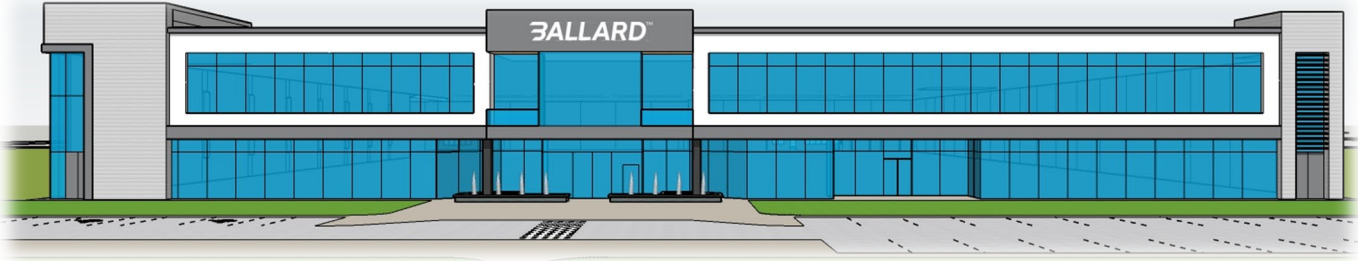
Heat Pump Tanks

Liquid Hydrogen and Nitrogen shielded with trees

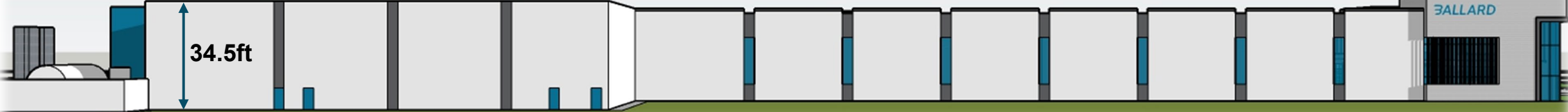


Recycling area

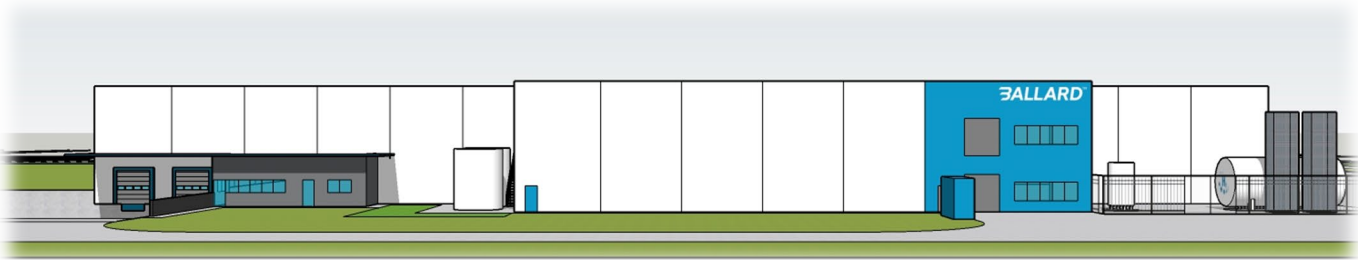
Elevations



**WEST
DATA DRIVE**



**NORTH
DISCOVERY BLVD**



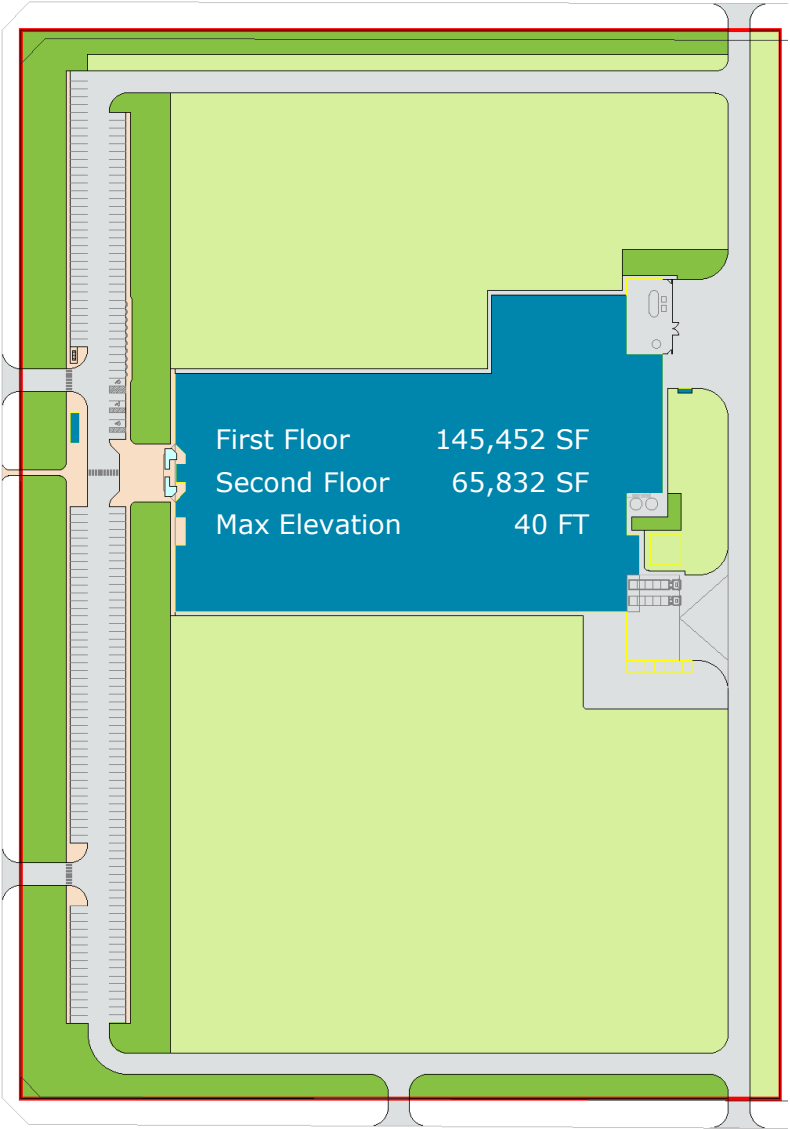
**EAST
ROCHELL ROAD**



**SOUTH
SPRINGER ROAD**



Phase 1 Plot Layout

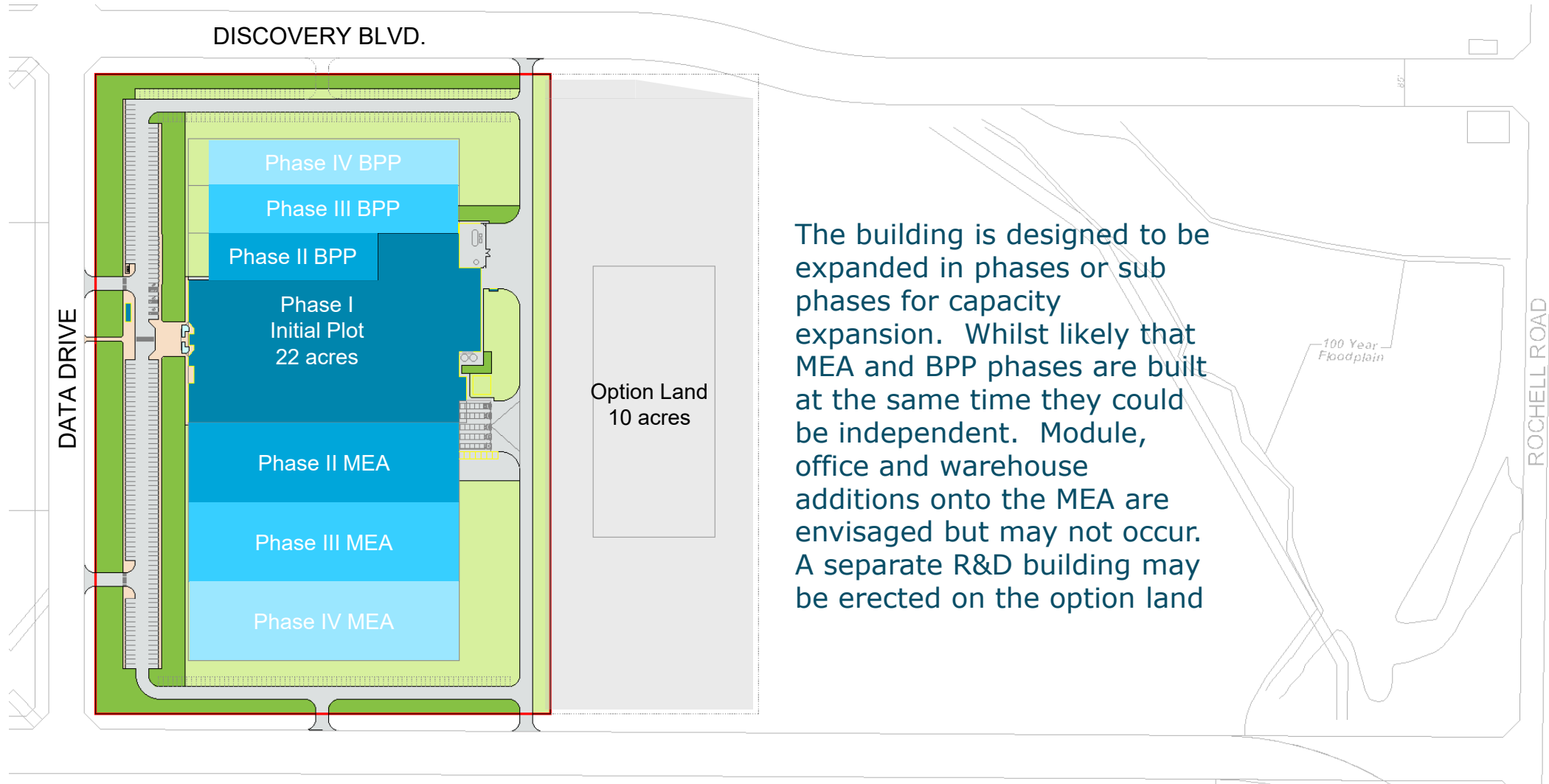


■ Landscaping

Phase 1 is positioned to enable the subsequent phases of the building with minimal disruption. Car parking provided for 201 vehicles



Expansion Including Option Land

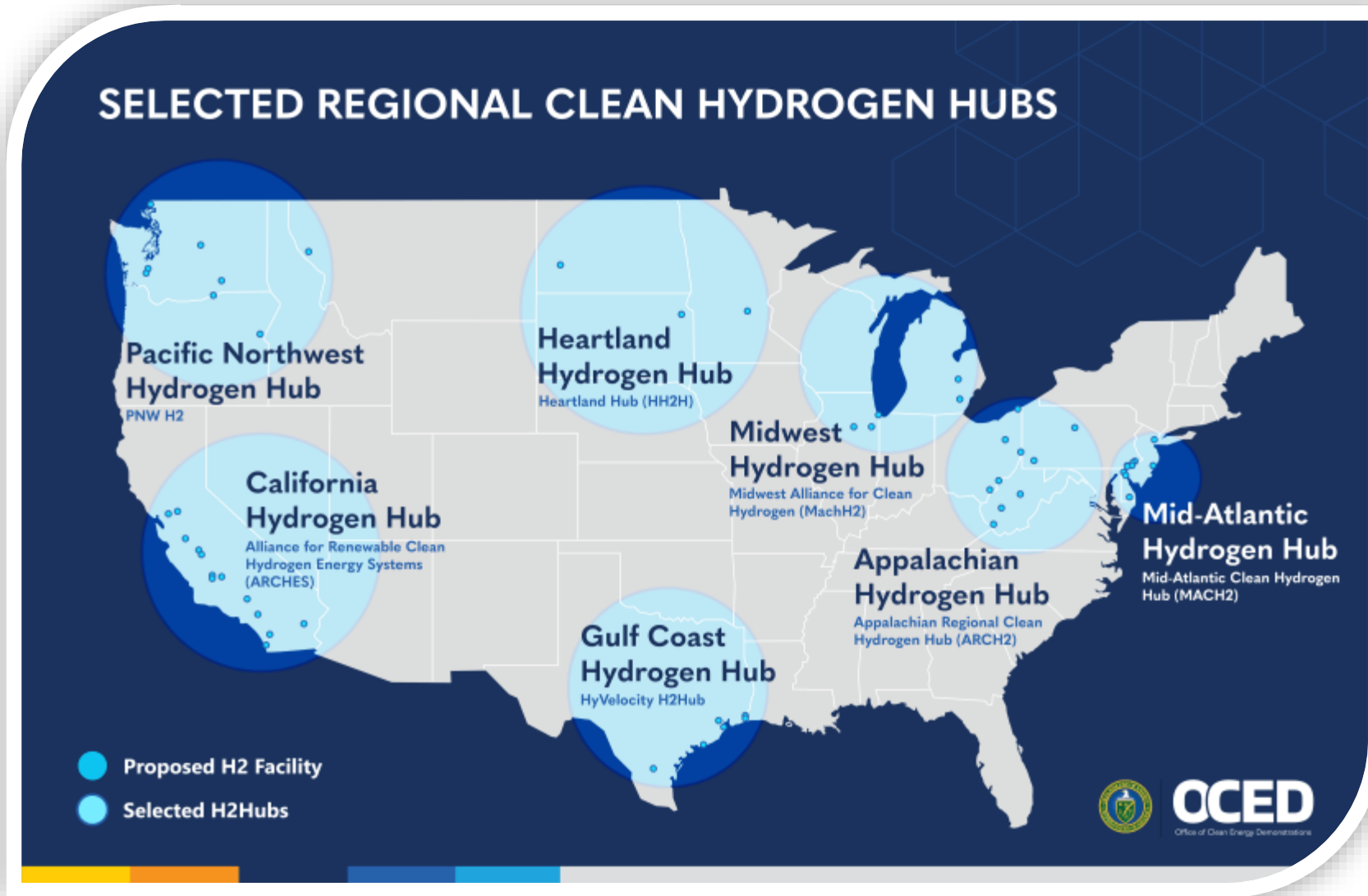


The building is designed to be expanded in phases or sub phases for capacity expansion. Whilst likely that MEA and BPP phases are built at the same time they could be independent. Module, office and warehouse additions onto the MEA are envisaged but may not occur. A separate R&D building may be erected on the option land



Ballard Rockwall Facility

Hydrogen Revolution










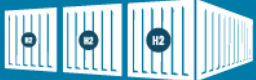







Gulf Coast Hydrogen Hub awarded \$1.2B to develop hydrogen production capacity

We need to co-develop the Fuel Cell engines to convert that hydrogen to electricity

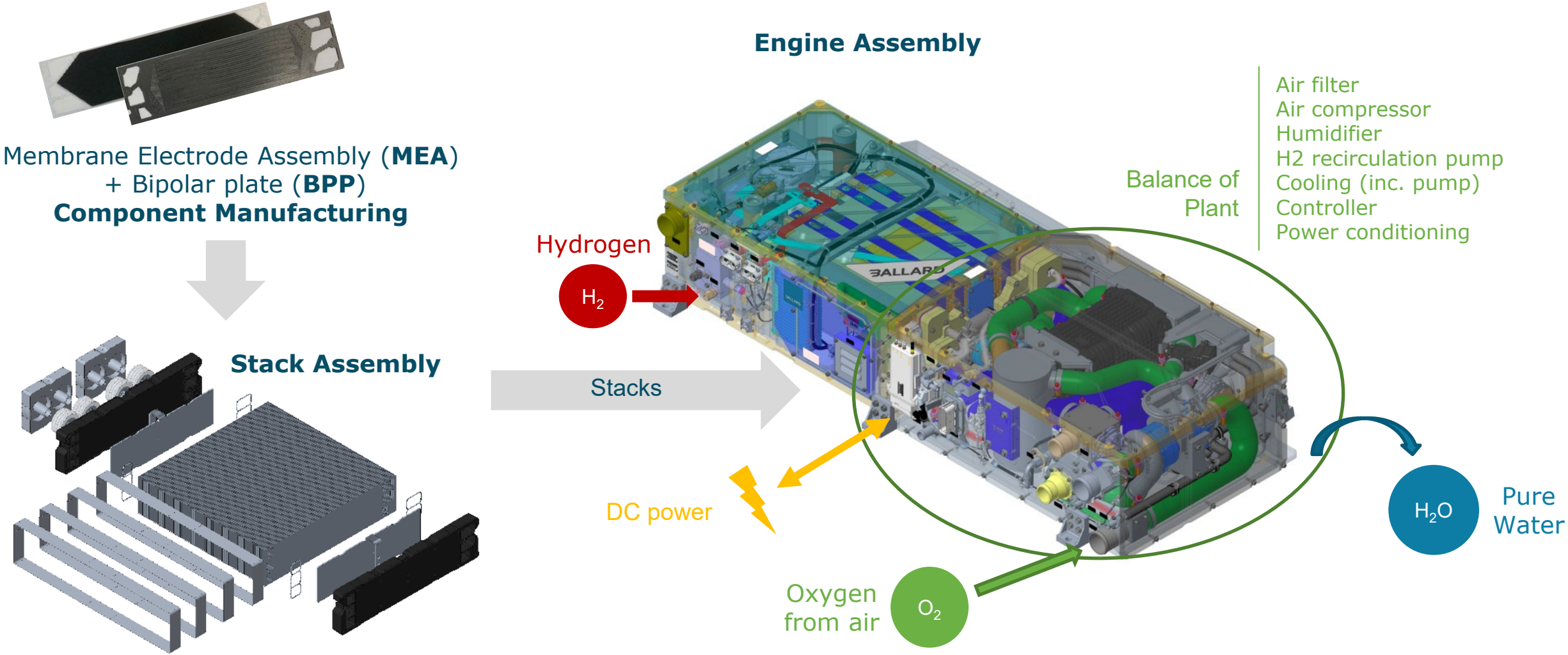
Ballard's investment in Fuel Cell engine production in Rockwall will help drive the energy transition

Who are we?

 <p>44 YEARS</p>	 <p>>1,100 employees</p>	 <p>1,400 patents & applications</p>	 <p>28 years Nasdaq 30 years TSX</p> <p>publicly listed company</p>	 <p>0</p> <p>2030 commitment to carbon neutrality</p>
 <p>>1,400 transit buses</p>	 <p>>2,300 trucks</p>	 <p>7 TRAIN projects</p>	 <p>8 SHIPS in development</p>	 <p>8 MW of stationary power projects</p>
 <p>1 GW fuel cell products delivered*</p>	 <p>>5.3 MILLION MEAs produced*</p>	 <p>>150 MILLION kilometers in operation*</p>	 <p>1.6 GW production capacity</p>	 <p>4 PRODUCTION SITES global footprint</p>

*compiled from 2015

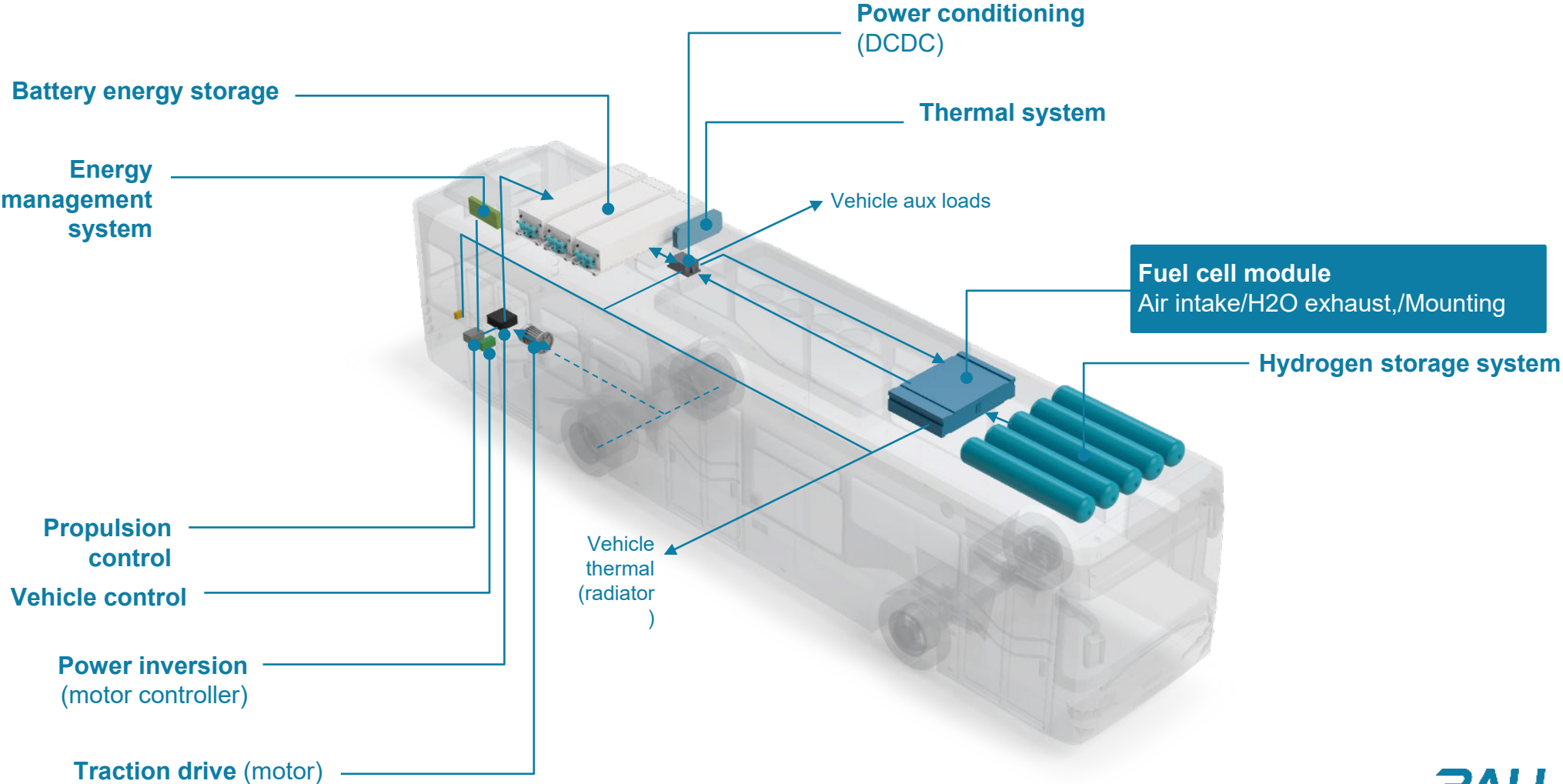
MEA & BPP manufacturing and assembly operations



The facility will **manufacture MEAs, BPPs and** assembly into **stacks**, which then are sold or combined with purchased balance of plant components to produce a **fuel cell engine**

Customer Integration

Customers integrate fuel cell modules into the vehicle to produce a Fuel Cell Electric Vehicle



Our Markets



Applications powered by Ballard



160 Fuel Cell Electric Buses in USA

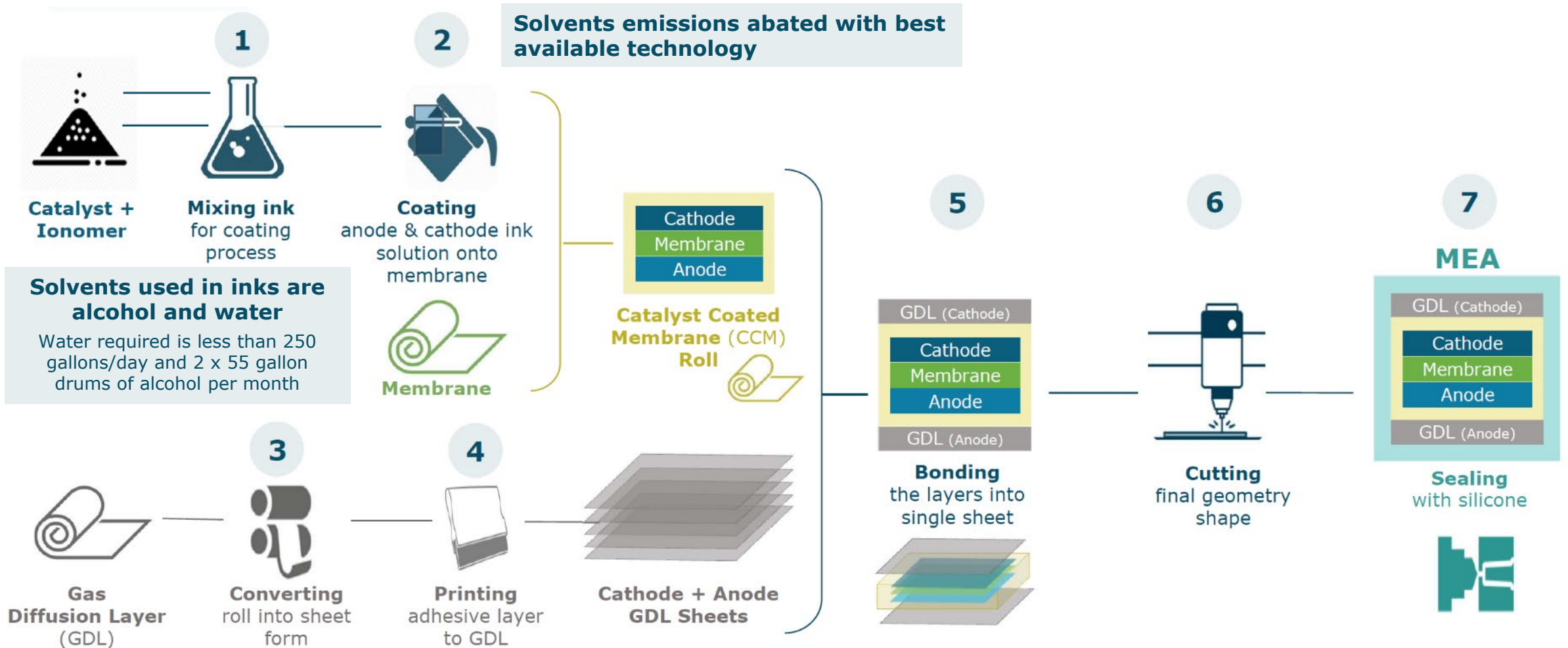
100% powered by Ballard



MEA Manufacturing



MEA Manufacturing highly automated and similar to battery cell production, but with low chemicals consumption.

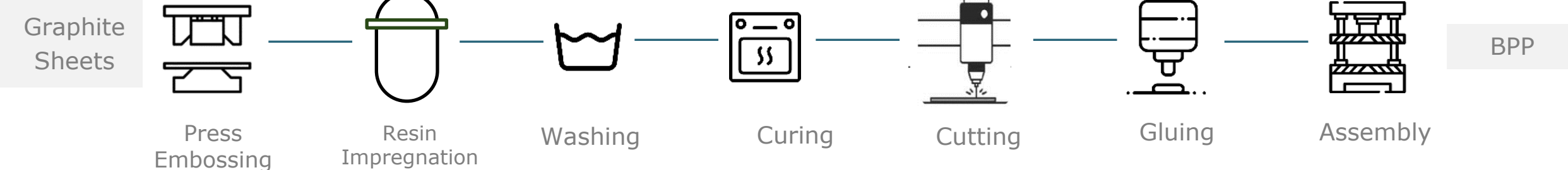


BPP Manufacturing



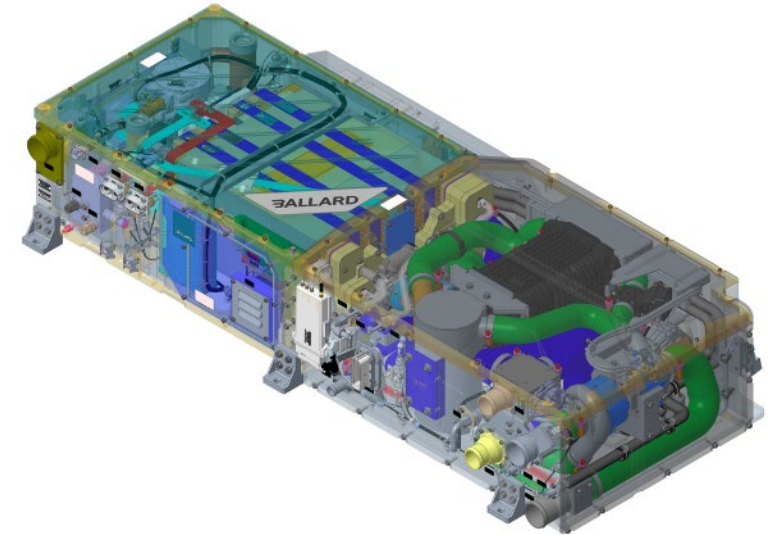
Bipolar Plate manufacturing has been developed as a **water and solvent free** process so no waste water emissions

Fully automated process from start to finish



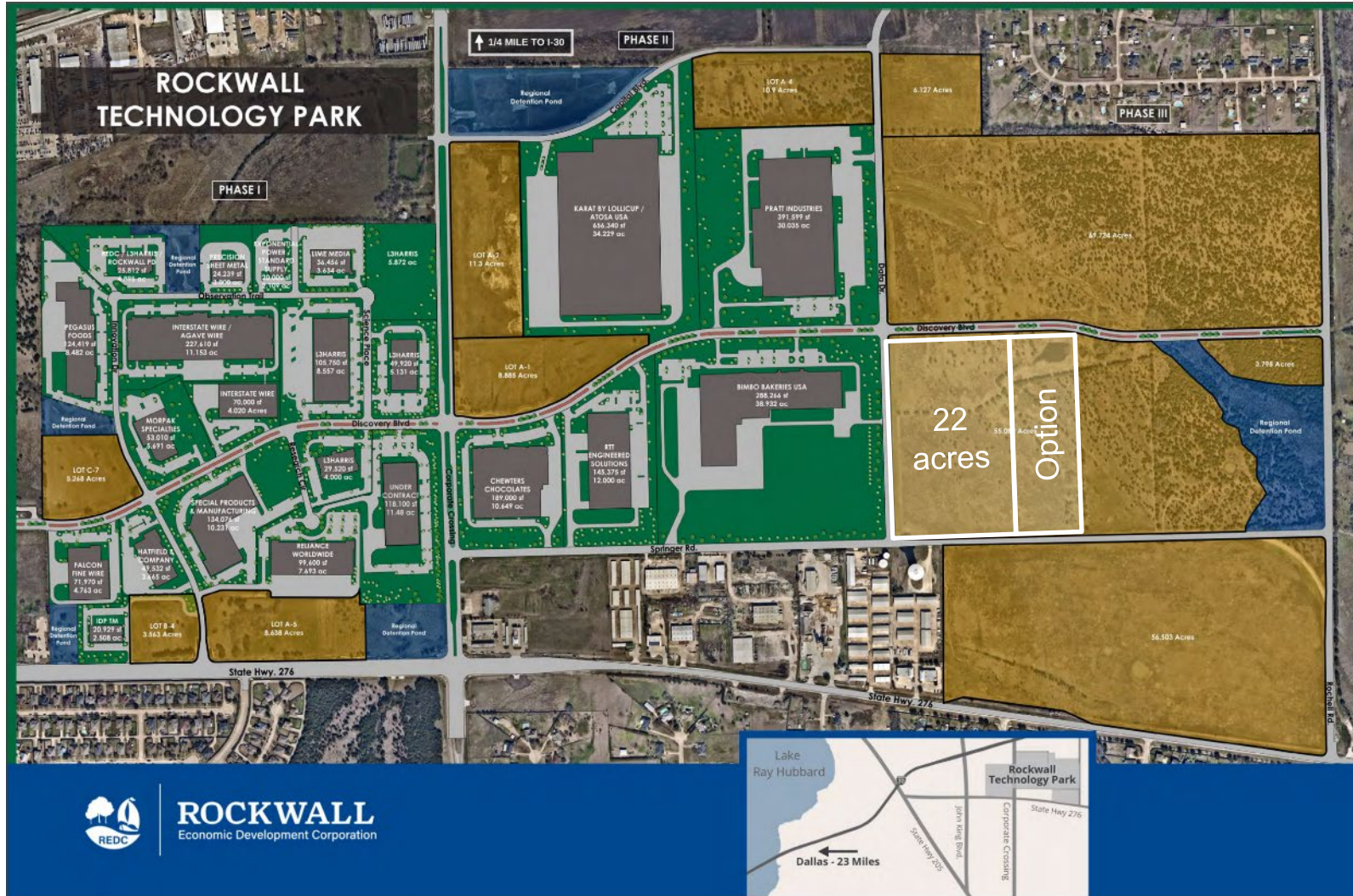
Stack and Engine Assembly, with test

Stacks assembled by placing MEAs and BPPs in a fully automated line.
Product tested for quality using hydrogen gas on a test station

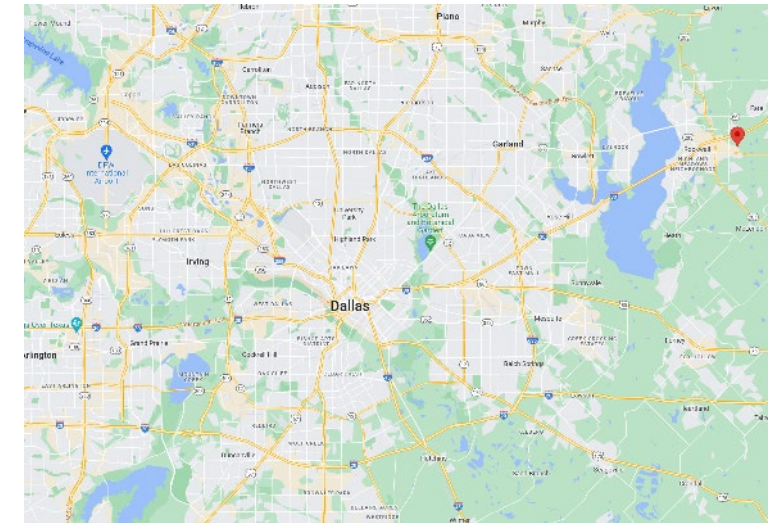


Engines assembled by skilled technicians combining stacks with balance of plant components. Engines functionality checked using hydrogen gas on a test station

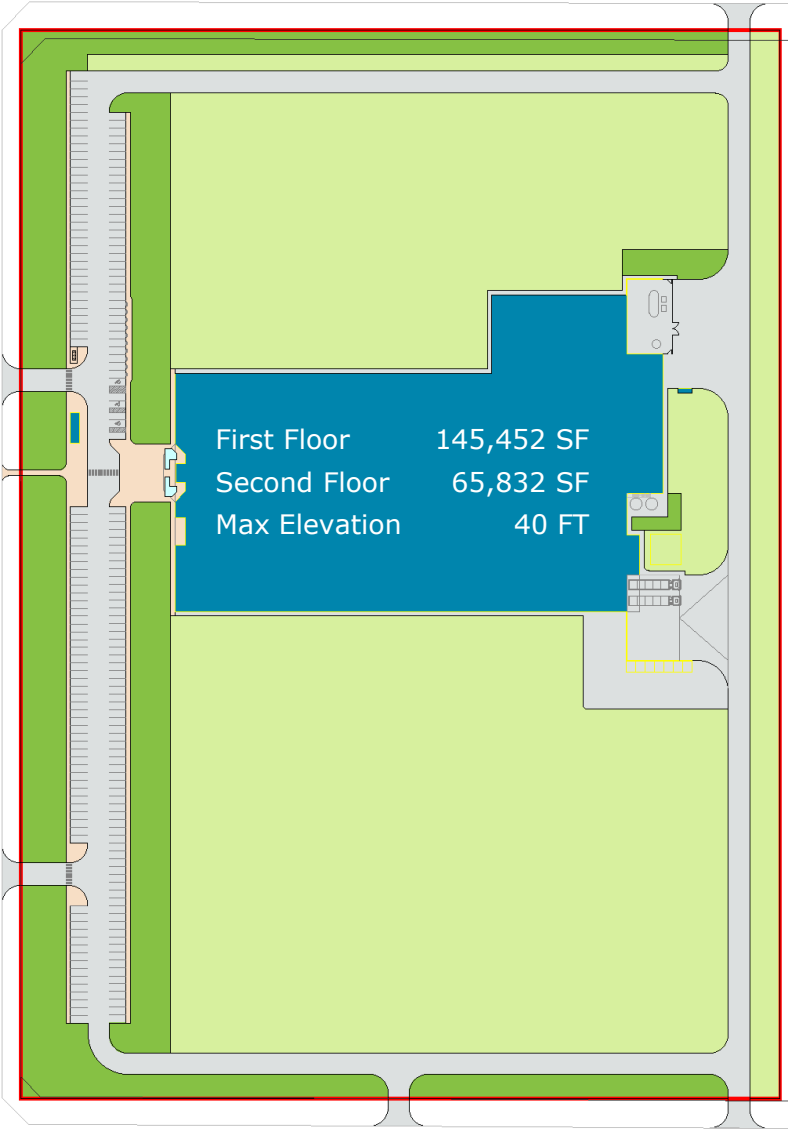
Rockwall Technology Park



22-acre site in Rockwall Technology Park with an option for an additional 10-acres.



Phase 1 Plot Layout

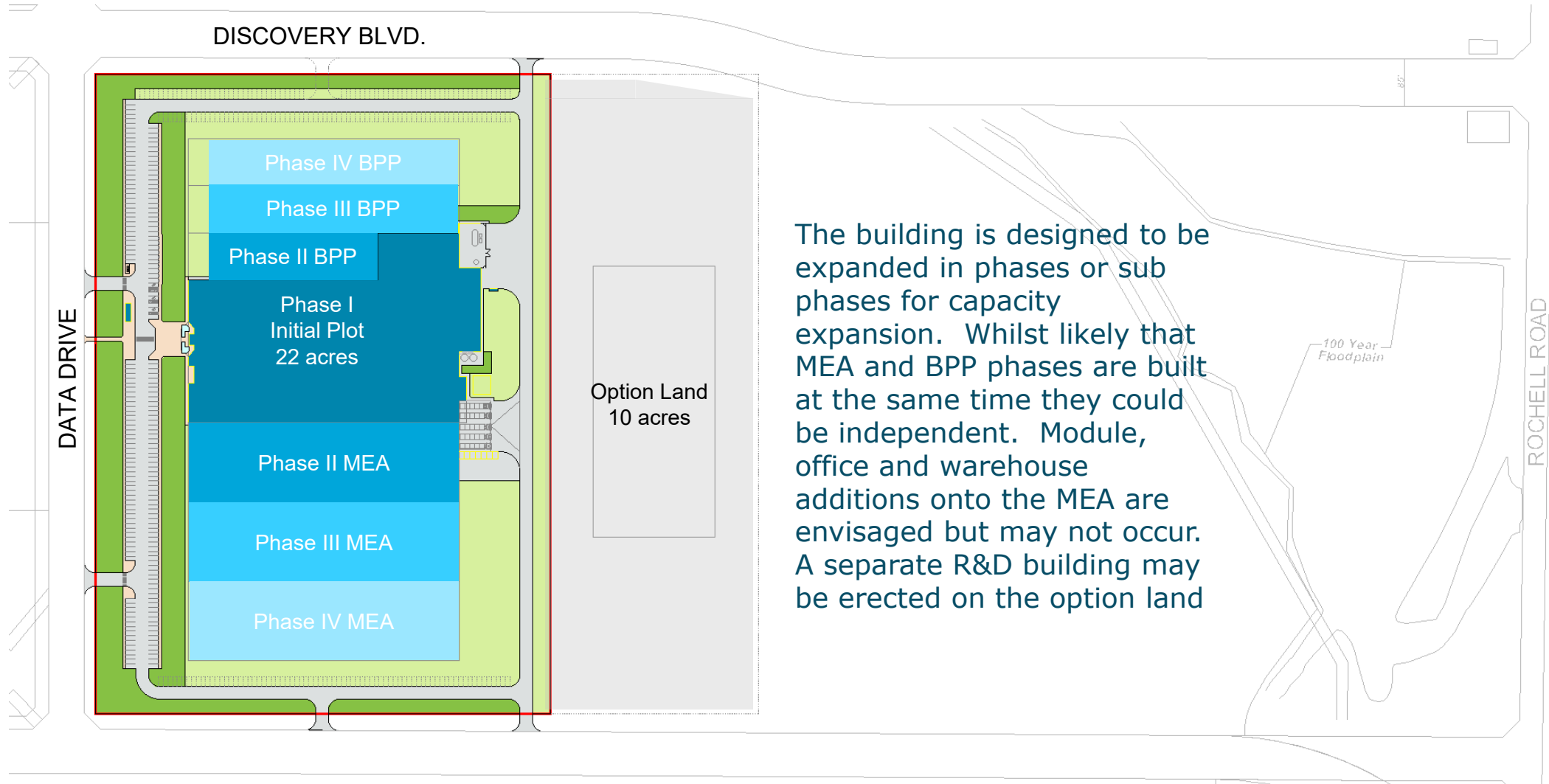


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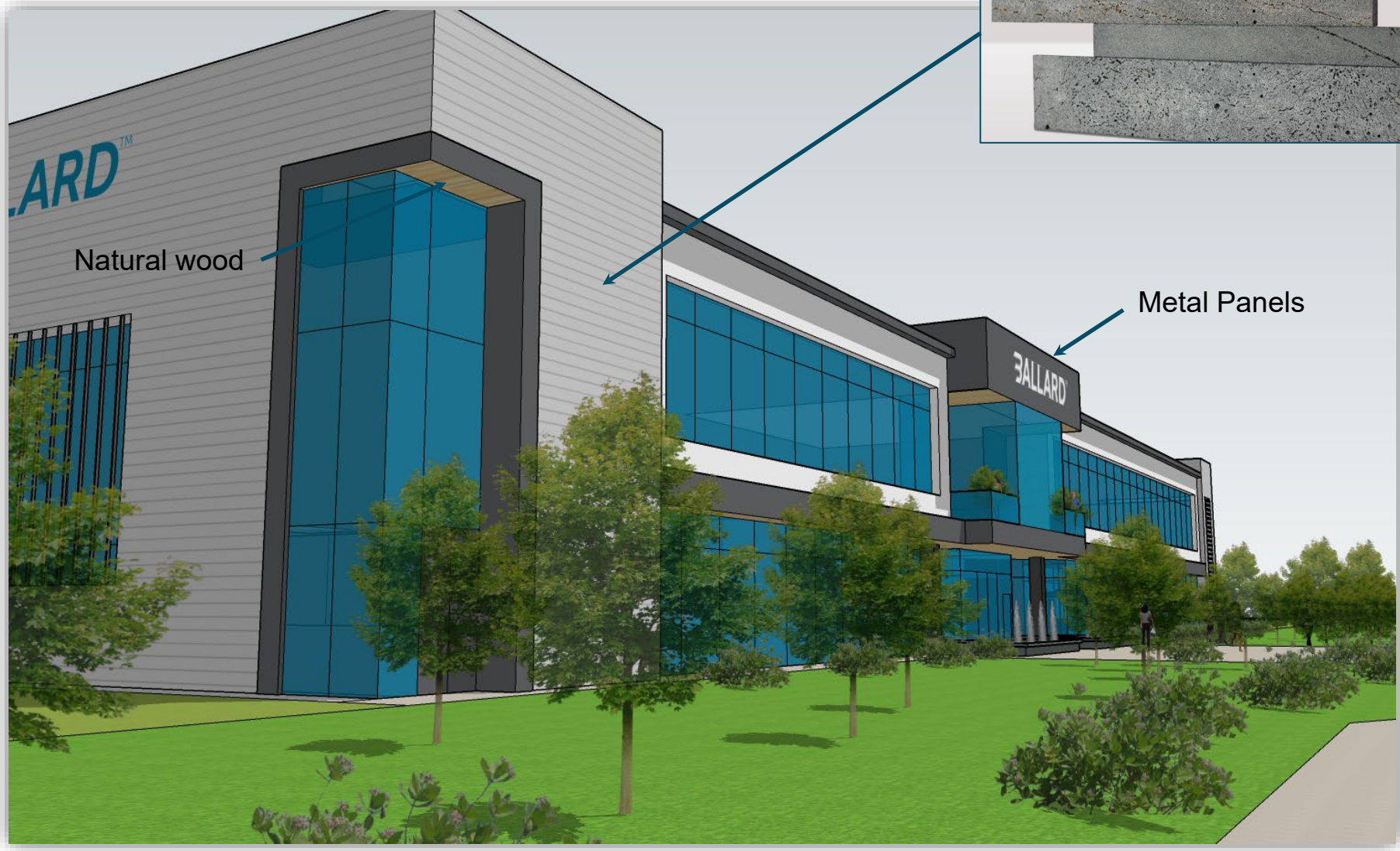


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Concept Architecture



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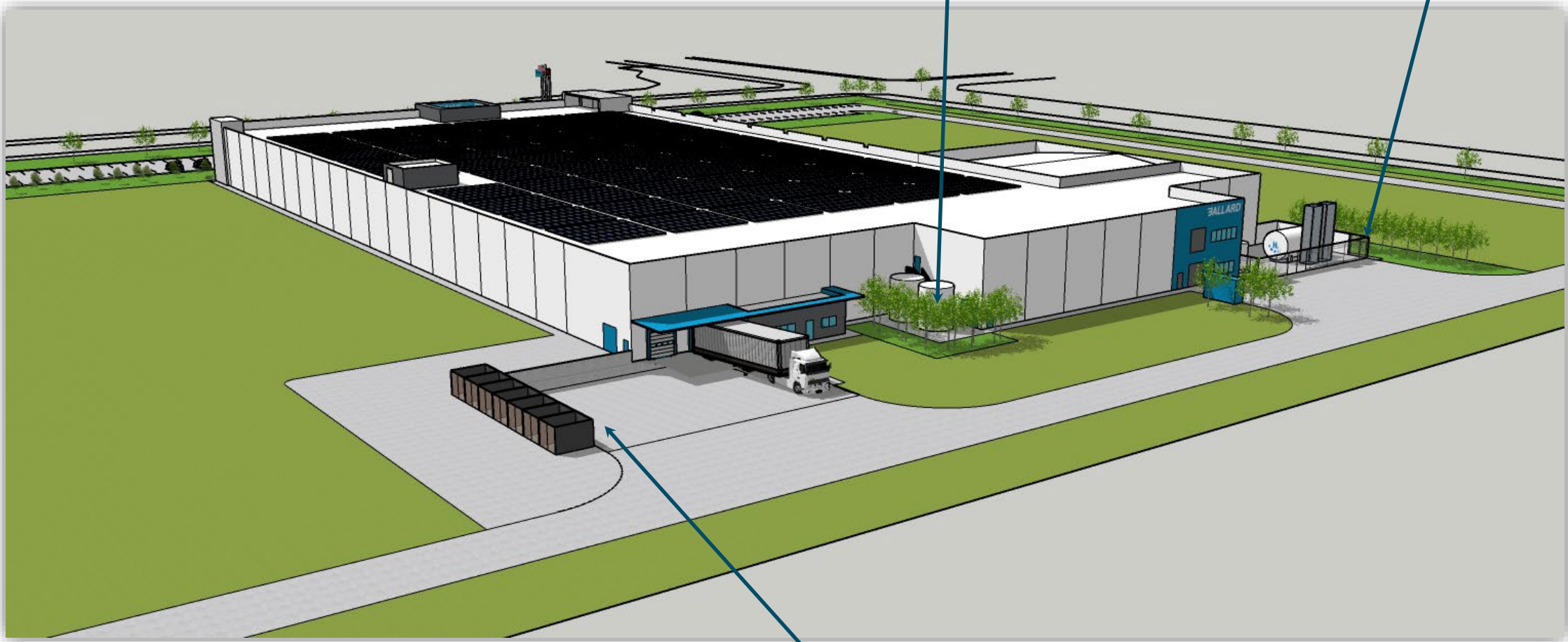
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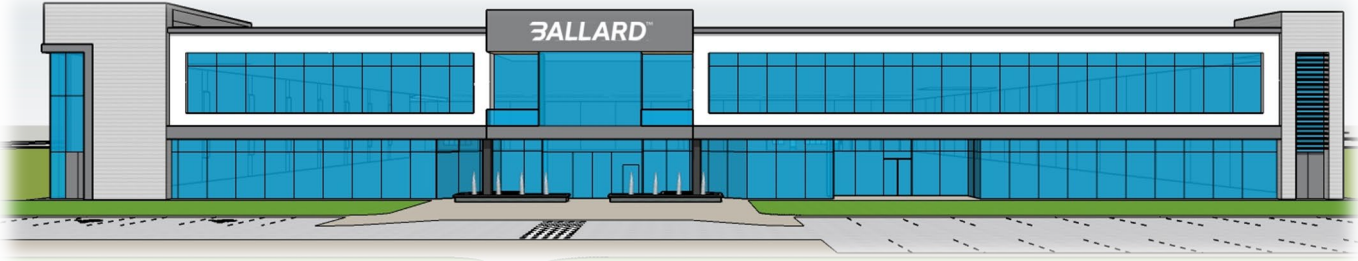
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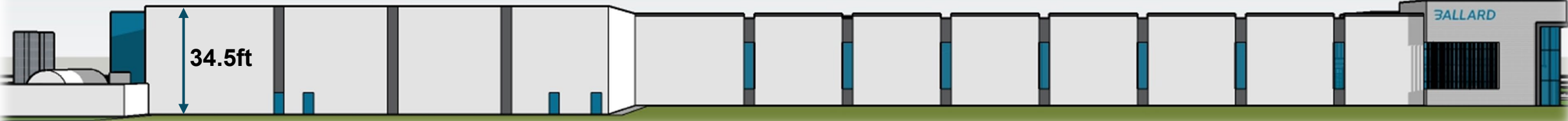


Recycling area

Elevations

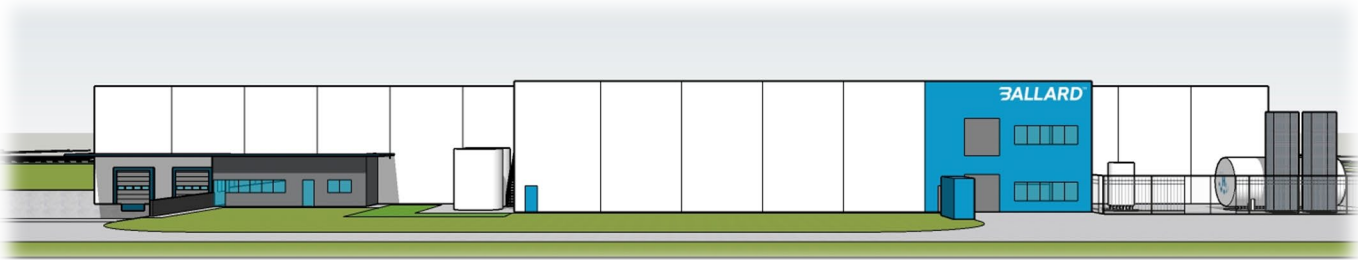


**WEST
DATA DRIVE**



**NORTH
DISCOVERY BLVD**

**EAST
ROCHELL ROAD**



**SOUTH
SPRINGER ROAD**



Carbon Neutrality 2030

Ballard is targeting net carbon zero for its operations by 2030 so this facility needs to be constructed in a way to help Ballard achieve the goals. The project should achieve **LEED Gold** requirements and include:



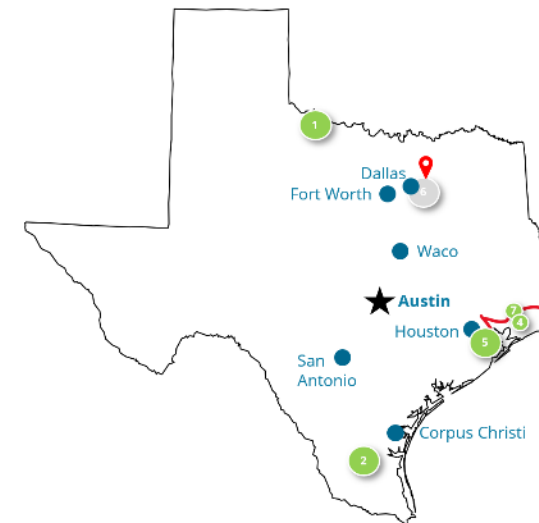
- Solar PV on roof of building
- Rain water harvesting for irrigation and potential use for toilets
- Heat pump based offices temperature control
- Heat pump AHUs for factory cleanrooms
- Regenerative Load banks for Test Stations to provide power to site, and potentially emergency backup power
- Consideration of on-site green hydrogen production for production test stations
- Use of waste heat from coating abatement to support heat pumps
- High building energy efficiency
- High solar reflectivity roof and wall panels

Liquid Hydrogen



- Example of liquid hydrogen storage and distribution system located in the Northeast part of the site.
- Appearance shielded with trees as shown in the Vancouver photo
- Wide selection of green hydrogen suppliers in Texas

Map of Hydrogen Availability



Map #	Facility	County
1	Air Products and the AES Corporation	Willbarger
2	Green Hydrogen International	Duval
—	Air Products Hydrogen Pipeline	Harris
4	Plug Power	Jefferson
5	Air Liquide	Harris
6	Air Liquide	Dallas
7	Air Liquide (hydrogen storage facility)	Jefferson

BEING a tract of land situated in the J.B. Jones Survey, Abstract No. 125 and the J.A. Ramsey Survey, Abstract No. 186, in the City of Rockwall, Rockwall County, Texas, being part of Lot 1, Block B, of Rockwall Technology Park Phase V, an addition to the City of Rockwall, as described in Document No. 2023000006632, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), said Lot being part of a tract of land described in a Deed to Rockwall Economic Development Corporation, as described in Volume 5528, Page 194, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found at the most northerly northwest corner of said Lot 1, being in the south line of Discovery Boulevard (85-foot right-of-way);

THENCE North 88 degrees 23 minutes 40 seconds East, with the north line of said Lot 1 and the south line of said Discovery Boulevard, a distance of 929.29 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found at the point of curvature of a curve to the right, having a radius of 807.50 feet and a central angle of 13 degrees 13 minutes 52 seconds;

THENCE continuing with the north line of said Lot 1 and south line of said Discovery Boulevard, and with said curve to the right, an arc distance of 186.47 feet (Chord Bearing South 84 degrees 59 minutes 24 seconds – 186.06 feet);

THENCE South 01 degree 42 minutes 43 seconds East, departing the north line of said Lot 1 and south line of said Discovery Boulevard, a distance of 1,200.92 feet to the south line of said Lot 1, being the north line of Springer Road (80-foot right-of-way);

THENCE South 88 degrees 36 minutes 34 seconds West, with the south line of said Lot 1 and the north line of said Springer Road, a distance of 879.70 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found;

THENCE North 46 degrees 34 minutes 32 seconds West, continuing with the south line of said Lot 1 and north line of Springer Road, a distance of 41.45 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found in the east line of Data Drive (65-foot right-of-way);

THENCE North 01 degree 42 minutes 44 seconds West, with the west line of said Lot 1 and the east line of said Data Drive, a distance of 1,159.54 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found;

THENCE North 43 degrees 20 minutes 28 seconds East, continuing with the west line of said Lot 1 and east line of Data Drive, a distance of 42.39 feet to the POINT OF BEGINNING and containing 32.00 acres of land.