

From: [Tharani Devi Palma](#)
To: [Ivan Pinney](#)
Cc: [Caleb Mittanck](#); [Ana Luna](#)
Subject: RE: 1101 Erwin St.
Date: Thursday, April 4, 2024 2:32:54 PM
Attachments: [image001.png](#)

Good afternoon Ivan,

Apologize for the late response. Data Processing Center/Data Center is an allowed use in 'M-1', Light Industrial District.

Let me know if you need anything else.

Thanks,

Tharani Devi Palma
Senior Planner
City of Tyler
903-595-██████

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From: Ana Luna <aluna@tylertexas.com>
Sent: Monday, March 25, 2024 10:22 AM
To: Tharani Devi Palma <tharanik@tylertexas.com>; Caleb Mittanck <cmittanck@tylertexas.com>
Subject: FW: 1101 Erwin St.

Customer called and is inquiring about this property in allowing a data service center it is zoned as M-1. I asked for further information since it is not in our table of use.

Thanks,



Ana Luna
Planning Technician
Planning
Office: (903) 531-██████
aluna@tylertexas.com | www.CityofTyler.org | www.TylerPZ.org

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From: Ivan Pinney <ivan@barrioenergy.com>
Sent: Monday, March 25, 2024 10:08 AM
To: Ana Luna <aluna@tylertexas.com>
Subject: RE: 1101 Erwin St.

Ana,

Thank you for your assistance in clarifying the zoning requirements for our proposed data center at 1105 Erwin St., Tyler, TX. I have attached a flyer for the property for reference. We currently have this property under contract, and are in the process of purchasing this property, having coordinated with Oncor to ensure it meets our electrical needs. Initial assessments suggest it is a viable location.

The facility will house thousands of computers supporting AI and High-Performance Computing (HPC) operations. We anticipate maintaining a staff of 3-5 for continuous, 24/7 operation. Notably, the data center will operate as a flexible load, suspending operations during ERCOT-mandated power conservation periods.

A significant aspect of our operation involves cooling systems essential for maintaining optimal temperatures for the equipment. These systems, while necessary, generate a low-level noise comparable to, but not exceeding, ambient sounds within the industrial zone. We are committed to adhering to Texas's noise regulations, ensuring our operations do not exceed 85 decibels at the property line. Should the City of Tyler enforce stricter noise guidelines, we are prepared to adapt our cooling solutions accordingly.

We are willing to engage further in discussions or provide additional information as needed. I am based in Houston but am willing to visit Tyler to facilitate this process. Additionally, we are exploring the acquisition of adjacent properties to expand parking facilities for the data center.

Please advise on any further details or steps required to advance our application.

Best regards,

Ivan W Pinney

Barrio Energy

Direct: [REDACTED]

From: Ana Luna <aluna@tylertexas.com>

Sent: Wednesday, February 21, 2024 12:05 PM

To: Ivan Pinney <ivan@barrioenergy.com>

Subject: 1101 Erwin St.

Good afternoon,

Attached is the table of use that directs you to what is allowed in each zoning, 1101 Erwin St. is zoned as M-1. If there is an X then it is allowed in that zoning, S- Requires a Special Use Permit, T- would be a Temporary use and P- means it is allowed in a plan district. Please let me know if you have further questions.

Thanks,

Ana Luna
Planning Technician
Planning
Office: (903) 531-[REDACTED]



aluna@tylertexas.com | www.CityofTyler.org | www.TylerPZ.org

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