

Ivan Pinney

From: Marina Lopez <mlopez@tylertexas.com>
Sent: Wednesday, July 23, 2025 3:47 PM
To: Ivan Pinney; Marina Lopez; pzsubmissions
Subject: RE: Request for Information

Good afternoon,

Thank you for confirming the intended future use of the properties listed below. The current zoning classification for this location is designated as “M-1.” A data processing center is a permitted use under this zoning, and therefore a Special Use Permit is not required. Please note that only standard building permits—handled by the City of Tyler’s Permit Department, will be necessary.

According to the Unified Development Code (UDC), the “**M-1**”, **Light Industrial District** is primarily intended to provide for the location and development of low impact industries and supporting commercial and public uses that generate relatively low levels of noise, smoke, odor, dust or intense light. These industrial and manufacturing uses may require accessibility to air, rail or street transportation routes. The minimum lot area is 15,000 square feet. The maximum building height allowed is 45 feet plus one additional foot for every one extra foot setback. Setback requirements are 25 feet in the front and rear. The side yard setback is zero except that the setback shall be 25 feet when the property abuts a residential district. Properties with an industrial designation are subject to UDC Development Standards such as landscaping and tree preservation, bufferyards, and sign regulations.

Thank you.



Marina Lopez
Planning Technician
Planning Office (903) 531-[REDACTED]
mlopez@tylertexas.com | www.cityoftyler.org
Called to SERVE

From: Ivan Pinney <ivan@barrioenergy.com>
Sent: Wednesday, July 23, 2025 11:24 AM
To: Marina Lopez <mlopez@tylertexas.com>; pzsubmissions <pzsubmissions@tylertexas.com>
Subject: RE: Request for Information

Marina,

Thank you for your assistance and for your prompt response yesterday. To help clarify the intended use of the facility at 1101 and 1105 W Erwin St., I've attached our previous correspondence with the City from March and April 2024, prior to Barrio Resources LLC closing on the property. This includes a description of the proposed operations, with a relevant excerpt below for your reference:

“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.”

Following the City's authorization in April 2024, we proceeded to close on the property and have since leased it to [REDACTED] to commence operations. As part of their lease, and once any necessary approvals are in place, they plan to develop the electrical infrastructure to support high-performance computing (HPC) activities, including Bitcoin mining operations. These activities align directly with the data processing center description provided in our earlier correspondence, focusing on intensive computational tasks performed by specialized hardware. To confirm, this is indeed designated for data processing purposes and does not involve telecommunications, broadcasting, towers, or any new building construction as part of the current development scope.

Please let me know if you need any additional details or if there's anything else I can provide to assist with this process. I'm happy to discuss further or hop on a call at your convenience.

Thanks you.

Ivan W Pinney

Direct: [REDACTED]

From: Marina Lopez <mlopez@tylertexas.com>

Sent: Tuesday, July 22, 2025 12:20 PM

To: Ivan Pinney <ivan@barrioenergy.com>; pzsubmissions <pzsubmissions@tylertexas.com>

Subject: RE: Request for Information

Good afternoon,

To better assist you, please provide detailed information regarding the intended use of the facility. Additionally, kindly confirm whether this is designated for data processing purposes and not for telecommunications or broadcasting towers/buildings.

Thank you,



Marina Lopez
Planning Technician
Planning Office (903) 531-
mlopez@tylertexas.com | www.cityoftyler.org
Called to SERVE

From: Ivan Pinney <ivan@barrioenergy.com>
Sent: Tuesday, July 22, 2025 8:53 AM
To: pzsubmissions <pzsubmissions@tylertexas.com>
Subject: RE: Request for Information

Hello,

I'm following up on this June 27th request.

Best,

Ivan W Pinney

Direct: [REDACTED]

From: Ivan Pinney
Sent: Friday, June 27, 2025 10:47 AM
To: pzsubmissions@tylertexas.com
Subject: Request for Information

Hi,

I'm the current landowner at 1101 and 1105 W Erwin St (Barrio Resources LLC). It is my understand that the city is now requiring a Special use permit (SUP) for use intended use of datacenter. We are making arrangements to begin this process but before we begin would like written confirmation prior to going down this path. I spoke with Marina today (903-531-[REDACTED]), and she informed me that the reason for the change we're due to updates in the UDC guidelines.

I would like to receive written confirmation.

1. The April 4th, 2024, approval is rescinded for Data Processing Center / Data Center in M-1 industrial zones, and this use is no longer allowed.
2. We will need to apply for a Special Use Permit for our Intended use.

Can you help me find additional information for my records.

- Can you point me to what changes were made in the UDC guidelines that impacted this project.
- Can you provide me with a date the changes to the UDC guidelines were made.

Thanks,

Ivan W Pinney
Managing Member
Direct: [REDACTED]
www.barrioenergy.com



CAUTION: This email originated from outside of the organization. **Do not click links** or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. **Do not click links** or open attachments unless you recognize the sender and know the content is safe.