From	Candias Webster <cwebster@mpcity.org>
Date	Wed, 8 Oct 2025 23:13:09 +0000
Cc	Lynn Barrett <LBarrett@mpcity.org>, John Ankrum <jankrum@mpcity.org>, Austin Beck <abeck@dtrglaw.com>
Subject	Re: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number

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Do not respond to the message.

Thank you,
Candias Webster, TRMC, CMC
Assistant City Manager/ City Secretary
City of Mt. Pleasant
Office: 903-575-4154
Cell: 903-285-8271
Fax: 903-577-1828

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From: Kyle Moring <[redacted]>
Sent: Wednesday, October 8, 2025 5:53:47 PM
To: Candias Webster <cwebster@mpcity.org>
Cc: Lynn Barrett <LBarrett@mpcity.org>; John Ankrum <jankrum@mpcity.org>; Austin Beck <abeck@dtrglaw.com>
Subject: Re: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number

CAUTION: [EXTERNAL EMAIL]

Good afternoon,

This follows up on my Texas Public Information Act request submitted Monday, October 06, 2025, regarding the Walmart Store #131 Tire & Lube Express (TLE) remodel. For continuity, I am keeping this in the original thread and copying Lynn Barrett and John Ankrum for awareness and routing.

Please confirm receipt and provide the City's PIA tracking number/reference.

If any other department is the custodian of responsive records, please route this request accordingly and advise.

As a reminder, if records cannot be produced promptly, the Act requires either a production date/cost estimate or, if any portion is withheld, a timely request for an Attorney General ruling within 10 business days of receipt (by my count, Tuesday, October 21, 2025).

I remain available to clarify or reasonably narrow scope to expedite processing.

Thank you for your attention.

With gratitude,

Kyle Moring

[redacted] | [redacted]

On Oct 6, 2025, at 12:49 PM, Kyle Moring <[redacted]> wrote:

Good afternoon,

This is a request for public information under the Texas Public Information Act, Texas Gov't Code Chapter 552.

I request electronic copies (PDF preferred) of any records in the City's possession concerning construction, remodeling, permitting, inspection, fire prevention approvals, contractor registration, complaints, or enforcement for Walmart Store #131 (Tire & Lube Express/"TLE"), located at 2311 S. Jefferson Avenue, Mount Pleasant, Texas 75455.

Timeframe requested: January 1, 2025, to the present (or the earliest date for which responsive records are available within that period).

Please search all appropriate departments (Building/Permits, Planning, Fire Marshal/Fire Department, Code Enforcement, Utilities/Environmental, Public Works, Police, and City Manager's Office). If another governmental body is the custodian for any responsive records, please advise and forward as appropriate.

Records Requested

1. **Building/Permits & Plans**
    - All applications, permits issued/denied, scope narratives, plan sets, plan review comments, valuation summaries, inspection cards, and final approvals for any interior remodel, demolition, structural, framing, finish, electrical, mechanical, and plumbing work associated with TLE.
    - Any demolition permits and required asbestos surveys/notifications associated with the work.
    - Any Temporary Power, Temporary Certificate of Occupancy (TCO), or Certificate of Occupancy (CO) updates tied to the TLE remodel.
    - Any approvals/permits for temporary barricades/hoarding walls, dumpsters/containers, right-of-way or parking lot staging, or construction trailers.
2. **Fire Marshal/Fire Department**
    - Plan reviews, approvals, permits, inspections, and acceptance tests for fire alarm and automatic sprinkler modifications related to the TLE project.
    - Hot work permits (cutting/welding/brazing), any fire watches, impairment notices, and deficiency reports.
    - Any operational permits relevant to compressed gases, flammable/combustible liquids, or hazardous materials at TLE during construction.

- Any egress/exit route modification approvals during the remodel.

3. **Environmental/Utilities**
    - Records regarding oil/sand interceptor connections or modifications and any pretreatment approvals.
    - Any notices or reports concerning spills, stormwater, used oil tanks/totes, or related environmental incidents at TLE during the remodel period.
4. **Contractors & Registration**
    - General contractor and subcontractor registrations, licenses, required bonds, and certificates of insurance on file for the TLE project (including electrical, mechanical, plumbing, fire alarm, and sprinkler contractors).
    - Any stop-work orders, correction notices, or citations issued to the contractor(s) or owner for this project.
5. **Communications & Complaints**
    - **Emails, letters, memos, or complaint records between City staff and:**
        - Walmart Inc./Wal-Mart Stores Texas, LLC/Store #131, and/or the project's general contractor and MEP/fire subs, that reference the TLE remodel, including phasing/separation plans (operating service bays next to construction), blocked egress, hot work, temporary power, dust/noise, or safety concerns.
    - **Any code enforcement cases, complaints, or citations regarding:**
        - Obstructed exits/egress at the Garden Center/TLE areas;
        - Contractors in a recreational vehicle (RV) on the property or behind the store;
        - Unpermitted temporary structures, trailers, or occupancy associated with the remodel.
6. **Incident/Response Reports (if available)**
    - Fire Department run reports or incident logs related to the TLE area during the timeframe (non-medical information only), including alarms, inspections, or hazard responses.

Delivery & Costs

- Please provide records electronically via email. If any portion must be withheld, please cite each specific exception under Chapter 552, release all reasonably segregable portions, and identify the custodian of any records you do not hold.
- If the estimated charges are expected to exceed $40, please send a written, itemized estimate before proceeding. I agree to reasonable charges as authorized by law.
- If the scope needs clarification to expedite processing, feel free to propose reasonable narrowing (e.g., limiting email searches to keywords such as "TLE," "tire & lube," "remodel," "hot work," "sprinkler," "fire alarm," "egress," "barricade," "temporary power," "RV," "contractor").

Thank you for your attention. Please confirm receipt of this request and assign a tracking number. I appreciate your assistance.

With gratitude,

Kyle Moring

[redacted] | [redacted]