Court USB production (August 28, 2026) · thread T03

RE: Texas Public Information Act Request ? Code Compliance Documentation for Walmart Store #131

6 message(s), 2025-08-13 · 2025-08-15. Public copy: personal contact details and excluded-subject material boxed.

1. 2025-08-13 21:05 Austin Beck · 1 att.
2. 2025-08-13 22:00 Candias Webster · 1 att.
3. 2025-08-15 13:19 Candias Webster · 1 att.
4. 2025-08-15 19:06 Austin Beck · 1 att.
5. 2025-08-15 19:21 Candias Webster · 1 att.
6. 2025-08-15 20:22 Austin Beck · 2 att.

From:	Austin Beck <abeck@dtrglaw.com>
To:	Candias Webster <cwebster@mpcity.org>
Cc:	
Date:	2025-08-13 21:05:22+00:00
Subject:	**RE: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131**
Attachments:	image001.jpg
USB file:	RE Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131_2.msg

CAUTION: [EXTERNAL EMAIL]

Candias,

In terms of personnel time, would that be 9 days x 8 hours = 72 total labor hours? Just want to confirm.

Thanks,

Austin Beck
601 NW Loop 410 Suite 100
San Antonio, Texas 78216
210-349-6484 Main Office
210-442-2343 Direct
210-349-0041 Fax
www.dtrglaw.com

From: Candias Webster <cwebster@mpcity.org>
Sent: Wednesday, August 13, 2025 3:10 PM
To: Austin Beck <abeck@dtrglaw.com>
Subject: RE: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

Austin,
It will take 9 days to complete this project, and below are the number of pages for 15

1. 18 Pages for Commercial remodel 1602 Shadywood
2. 33 Pages for Commercial remodel 2306 S Jefferson
3. 15 Pages for Commercial addition 1308 Industrial
4. 15 Pages for Commercial Fence 1308 Industrial
5. 69 Pages for New Commercial bldg. 1324 Mattingly

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

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From: Candias Webster
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Subject: FW: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

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From: [redacted] <[redacted]>
Sent: Wednesday, August 13, 2025 1:46 PM
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Perfect. Thank you!

> On Aug 13, 2025, at 1:44 PM, Candias Webster <cwebster@mpcity.org> wrote:
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>
> ---
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> **Sent:** Wednesday, August 13, 2025 12:59 PM
> **To:** Candias Webster <cwebster@mpcity.org>
> **Subject:** Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131
>
> CAUTION: [EXTERNAL EMAIL]
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> Ms. Webster,
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> Thank you for your reply today regarding my July 31, 2025 request under the Texas Public Information Act (Gov't Code Ch. 552). Your message did not include the responsive records for:
>
> "All commercial building permits issued by the City of Mount Pleasant between January 1, 2025, and the date of the

request, including applications, project valuations, assessed fees, property addresses, and applicant/project descriptions."

For clarity, I am re-stating what I requested and what the Act requires.

Requested records (Jan 1, 2025 → present):

1. All commercial building permits issued for properties within the City of Mount Pleasant, including:
    - Permit applications;
    - Project valuations declared;
    - Fees assessed, fee-calculation worksheets, and fees paid;
    - Property addresses;
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    - All amendments, revisions, supporting documents, and reprints.
2. Any and all permits, applications, amendments, revisions, inspection records, fee documentation, or related correspondence specifically involving the CAP-X remodel at Walmart Store #131 (2311 S. Jefferson Avenue) that John Ankrum signed off on January 13, 2025, regardless of permit classification.
3. If maintained, the permit issuance register/log and any permit summary export for this period (CSV/PDF).
4. If responsive records are hosted in a public portal, the direct links and any instructions necessary to access/download the complete applications and attachments are provided.

To expedite, I am happy to accept:

- A CSV or PDF export from the permit system for all commercial permits issued since Jan 1, 2025, with fields: permit number, issue date, address, applicant, scope/description, declared valuation, fees assessed, fees paid; and
- The complete application packets (PDF) for each listed permit.

Please confirm receipt of this follow-up and provide either (a) the first production tranche or (b) the status (cost estimate/AG referral/no-records certification) within five business days. I appreciate your attention to this request and remain available to confer if needed.

With gratitude,

Kyle Douglas Moring

[redacted]

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On Aug 13, 2025, at 11:57 AM, Candias Webster <cwebster@mpcity.org> wrote:

Good morning, Kyle,

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<image001.png> Wal-Mart

We will consider this request closed as of 08/13/2025

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From: [redacted] <[redacted]>
Sent: Friday, August 1, 2025 9:25 AM
To: Candias Webster <cwebster@mpcity.org>
Subject: Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

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Ms. Webster,

Thank you for getting back to me regarding my July 31, 2025 email. I would like to clarify which parts of that request are follow-ups to my earlier inquiry and which are new requests under the Texas Public Information Act.
1. Clarification of Prior Request – Complaints Involving Walmart

My July 31 email included a request to verify whether any additional complaints or service requests involving Walmart Store #131 were submitted to the City between July 18 and July 30, 2025. This portion of the message is not a new request, but rather a follow-up and clarification to my original Public Information Act request, in which I requested all complaints or code enforcement records involving Walmart, regardless of the complainant's identity.

If responsive anonymous complaints were omitted from the city's response, please confirm whether any such records exist. If they were withheld under an applicable exception to disclosure, I respectfully request the specific section(s) of the Government Code relied upon, as well as whether the City sought an Attorney General opinion pursuant to §552.301.

2. New Public Information Act Requests

The July 31 message also included two new public information requests, which I acknowledge are separate from the prior complaint inquiry. These include:

- Records related to the inspection conducted on July 31, 2025, at Walmart Store #131, including notes, reports, photographs, and communications by city departments (Code Enforcement, Building Inspection, Fire, etc.).
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Please consider these two requests as newly submitted as of July 31, 2025, with the applicable ten business day response period beginning on that date.

Thank you again for your assistance and attention to these requests. Please let me know if any portion requires clarification or narrowing.

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Attachment: image001.jpg



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Cc:	
Date:	2025-08-15 13:19:59.331259+00:00
Subject:	**RE: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131**
Attachments:	image001.jpg
USB file:	RE Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131.msg

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Please confirm receipt of this follow-up and provide either (a) the first production tranche or (b) the status (cost estimate/AG referral/no-records certification) within five business days. I appreciate your attention to this request and remain available to confer if needed.

With gratitude,

Kyle Douglas Moring

[redacted]

[redacted]

On Aug 13, 2025, at 11:57 AM, Candias Webster <cwebster@mpcity.org> wrote:

Good morning, Kyle,

Here is the information you asked for on July 31, 2025. I have attached the document and a link to all other information.

<image001.png> Wal-Mart

We will consider this request closed as of 08/13/2025

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

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From: [redacted] <[redacted]>
Sent: Friday, August 1, 2025 9:25 AM
To: Candias Webster <cwebster@mpcity.org>
Subject: Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

CAUTION: [EXTERNAL EMAIL]

Ms. Webster,

Thank you for getting back to me regarding my July 31, 2025 email. I would like to clarify which parts of that request are follow-ups to my earlier inquiry and which are new requests under the Texas Public Information Act.
1. Clarification of Prior Request – Complaints Involving Walmart

My July 31 email included a request to verify whether any additional complaints or service requests involving Walmart Store #131 were submitted to the City between July 18 and July 30, 2025. This portion of the message is not a new request, but rather a follow-up and clarification to my original Public Information Act request, in which I requested all complaints or code enforcement records involving Walmart, regardless of the complainant's identity.

If responsive anonymous complaints were omitted from the city's response, please confirm whether any such records exist. If they were withheld under an applicable exception to disclosure, I respectfully request the specific section(s) of the Government Code relied upon, as well as whether the City sought an Attorney General opinion pursuant to §552.301.

2. New Public Information Act Requests

The July 31 message also included two new public information requests, which I acknowledge are separate from the prior complaint inquiry. These include:

- Records related to the inspection conducted on July 31, 2025, at Walmart Store #131, including notes, reports, photographs, and communications by city departments (Code Enforcement, Building Inspection, Fire, etc.).
- All commercial building permits issued by the City of Mount Pleasant between January 1, 2025, and the date of the request, including applications, project valuations, assessed fees, property addresses, and applicant/project descriptions.

Please consider these two requests as newly submitted as of July 31, 2025, with the applicable ten business day response period beginning on that date.

Thank you again for your assistance and attention to these requests. Please let me know if any portion requires clarification or narrowing.

With gratitude,

Kyle Moring

[redacted]

Attachment: image001.jpg



From:	Austin Beck <abeck@dtrglaw.com>
To:	Candias Webster <cwebster@mpcity.org>
Cc:	
Date:	2025-08-15 19:06:30+00:00
Subject:	**RE: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131**
Attachments:	image001.jpg
USB file:	RE Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131_1.msg

CAUTION: [EXTERNAL EMAIL]

I'm working on it now and will have it out shortly. Would you like it to come from our office or on City letterhead?

Regards,

Austin Beck
601 NW Loop 410 Suite 100
San Antonio, Texas 78216
210-349-6484 Main Office
210-442-2343 Direct
210-349-0041 Fax
www.dtrglaw.com

From: Candias Webster <cwebster@mpcity.org>
Sent: Friday, August 15, 2025 11:51 AM
To: Austin Beck <abeck@dtrglaw.com>
Subject: Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

Austin,
Can you please advise as he has called asking about it?

Thank you,
Candias Webster, TRMC, CMC
Assistant City Manager/ City Secretary
City of Mt. Pleasant
Office: 903-575-4154
Cell: [redacted]
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From: Candias Webster
Sent: Friday, August 15, 2025 8:19:59 AM
To: Austin Beck <abeck@dtrglaw.com>
Subject: RE: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

Austin,
Have you had a chance to write the letter?

Thank you,
Candias Webster, TRMC, CMC
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Office: 903-575-4154
Cell: [redacted]
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From: Candias Webster <cwebster@mpcity.org>
Sent: Wednesday, August 13, 2025 5:01 PM
To: Austin Beck <abeck@dtrglaw.com>
Subject: Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

Yes, sir that's what e come up with

Thank you,
Candias Webster, TRMC, CMC
Assistant City Manager/ City Secretary
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Office: 903-575-4154
Cell: [redacted]
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Sent: Wednesday, August 13, 2025 4:05:42 PM
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Subject: RE: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

CAUTION: [EXTERNAL EMAIL]

Candias,

In terms of personnel time, would that be 9 days x 8 hours = 72 total labor hours? Just want to confirm.

Thanks,

Austin Beck
601 NW Loop 410 Suite 100
San Antonio, Texas 78216
210-349-6484 Main Office
210-442-2343 Direct
210-349-0041 Fax
www.dtrglaw.com

From: Candias Webster <cwebster@mpcity.org>
Sent: Wednesday, August 13, 2025 3:10 PM
To: Austin Beck <abeck@dtrglaw.com>
Subject: RE: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

Austin,
It will take 9 days to complete this project, and below are the number of pages for 15

1. 18 Pages for Commercial remodel 1602 Shadywood
2. 33 Pages for Commercial remodel 2306 S Jefferson

3. 15 Pages for Commercial addition 1308 Industrial
4. 15 Pages for Commercial Fence 1308 Industrial
5. 69 Pages for New Commercial bldg. 1324 Mattingly

Thank you,
Candias Webster, TRMC, CMC
Assistant City Manager/ City Secretary
City of Mt. Pleasant
Office: 903-575-4154
Cell: [redacted]
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From: Candias Webster
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To: Austin Beck <abeck@dtrglaw.com>
Subject: FW: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

Thank you,
Candias Webster, TRMC, CMC
Assistant City Manager/ City Secretary
City of Mt. Pleasant
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Cell: [redacted]
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From: [redacted] <[redacted]>
Sent: Wednesday, August 13, 2025 1:46 PM
To: Candias Webster <cwebster@mpcity.org>
Subject: Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

CAUTION: [EXTERNAL EMAIL]

Perfect. Thank you!

> On Aug 13, 2025, at 1:44 PM, Candias Webster <cwebster@mpcity.org> wrote:
>
> Kyle,
>
> Thank you for bringing this to our attention I left off part of your request. There will be a fee associated with pulling all requests, and I should have that information by EOD today.
>
> **Thank you,**
> **Candias Webster, TRMC, CMC**
> **Assistant City Manager/ City Secretary**
> **City of Mt. Pleasant**

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Cell: [redacted]
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From: [redacted] <[redacted]>
Sent: Wednesday, August 13, 2025 12:59 PM
To: Candias Webster <cwebster@mpcity.org>
Subject: Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

CAUTION: [EXTERNAL EMAIL]

Ms. Webster,

Thank you for your reply today regarding my July 31, 2025 request under the Texas Public Information Act (Gov't Code Ch. 552). Your message did not include the responsive records for:

> "All commercial building permits issued by the City of Mount Pleasant between January 1, 2025, and the date of the request, including applications, project valuations, assessed fees, property addresses, and applicant/project descriptions."

For clarity, I am re-stating what I requested and what the Act requires.

Requested records (Jan 1, 2025 → present):

1. All commercial building permits issued for properties within the City of Mount Pleasant, including:
    - Permit applications;
    - Project valuations declared;
    - Fees assessed, fee-calculation worksheets, and fees paid;
    - Property addresses;
    - Applicant/contractor names and project descriptions;
    - All amendments, revisions, supporting documents, and reprints.
2. Any and all permits, applications, amendments, revisions, inspection records, fee documentation, or related correspondence specifically involving the CAP-X remodel at Walmart Store #131 (2311 S. Jefferson Avenue) that John Ankrum signed off on January 13, 2025, regardless of permit classification.
3. If maintained, the permit issuance register/log and any permit summary export for this period (CSV/PDF).
4. If responsive records are hosted in a public portal, the direct links and any instructions necessary to access/download the complete applications and attachments are provided.

To expedite, I am happy to accept:

- A CSV or PDF export from the permit system for all commercial permits issued since Jan 1, 2025, with fields: permit number, issue date, address, applicant, scope/description, declared valuation, fees assessed, fees paid; and
- The complete application packets (PDF) for each listed permit.

Please confirm receipt of this follow-up and provide either (a) the first production tranche or (b) the status (cost estimate/AG referral/no-records certification) within five business days. I appreciate your attention to this request and remain available to confer if needed.

With gratitude,

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[redacted]

[redacted]

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Good morning, Kyle,

Here is the information you asked for on July 31, 2025. I have attached the document and a link to all other information.

<image001.png> Wal-Mart

We will consider this request closed as of 08/13/2025

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Office: 903-575-4154
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From: [redacted] <[redacted]>
Sent: Friday, August 1, 2025 9:25 AM
To: Candias Webster <cwebster@mpcity.org>
Subject: Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

CAUTION: [EXTERNAL EMAIL]

Ms. Webster,

Thank you for getting back to me regarding my July 31, 2025 email. I would like to clarify which parts of that request are follow-ups to my earlier inquiry and which are new requests under the Texas Public Information Act.
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The July 31 message also included two new public information requests, which I acknowledge are separate from the prior complaint inquiry. These include:

- Records related to the inspection conducted on July 31, 2025, at Walmart Store #131, including notes, reports, photographs, and communications by city departments (Code Enforcement, Building Inspection, Fire, etc.).

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Please consider these two requests as newly submitted as of July 31, 2025, with the applicable ten business day response period beginning on that date.

Thank you again for your assistance and attention to these requests. Please let me know if any portion requires clarification or narrowing.

With gratitude,

Kyle Moring

[redacted]

Attachment: image001.jpg



From:	Candias Webster <cwebster@mpcity.org>
To:	Austin Beck <abeck@dtrglaw.com>
Cc:	
Date:	2025-08-15 19:21:55.992276+00:00
Subject:	**Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131**
Attachments:	image001.jpg
USB file:	Re Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131_4.msg

Your office is fine

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

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From: Austin Beck <abeck@dtrglaw.com>
Sent: Friday, August 15, 2025 2:06:30 PM
To: Candias Webster <cwebster@mpcity.org>
Subject: RE: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

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I'm working on it now and will have it out shortly. Would you like it to come from our office or on City letterhead?

Regards,

Austin Beck
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San Antonio, Texas 78216
210-349-6484 Main Office
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Can you please advise as he has called asking about it?

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Cell: [redacted]
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Thanks,

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    - Project valuations declared;
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    - Property addresses;

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- All amendments, revisions, supporting documents, and reprints.

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With gratitude,

Kyle Douglas Moring

[redacted]

[redacted]

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<image001.png> Wal-Mart

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Thank you,
Candias Webster, TRMC, CMC
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CAUTION: [EXTERNAL EMAIL]

Ms. Webster,

Thank you for getting back to me regarding my July 31, 2025 email. I would like to clarify which parts of that request are follow-ups to my earlier inquiry and which are new requests under the Texas Public Information Act.
1. Clarification of Prior Request – Complaints Involving Walmart

My July 31 email included a request to verify whether any additional complaints or service requests involving Walmart Store #131 were submitted to the City between July 18 and July 30, 2025. This portion of the message is not a new request, but rather a follow-up and clarification to my original Public Information Act request, in which I requested all complaints or code enforcement records involving Walmart, regardless of the complainant's identity.

If responsive anonymous complaints were omitted from the city's response, please confirm whether any such records exist. If they were withheld under an applicable exception to disclosure, I respectfully request the specific section(s) of the Government Code relied upon, as well as whether the City sought an Attorney General opinion pursuant to §552.301.

2. New Public Information Act Requests

The July 31 message also included two new public information requests, which I acknowledge are separate from the prior complaint inquiry. These include:

- Records related to the inspection conducted on July 31, 2025, at Walmart Store #131, including notes, reports, photographs, and communications by city departments (Code Enforcement, Building Inspection, Fire, etc.).
- All commercial building permits issued by the City of Mount Pleasant between January 1, 2025, and the date of the request, including applications, project valuations, assessed fees, property addresses, and applicant/project descriptions.

Please consider these two requests as newly submitted as of July 31, 2025, with the applicable ten business day response period beginning on that date.

Thank you again for your assistance and attention to these requests. Please let me know if any portion requires clarification or narrowing.

With gratitude,

Kyle Moring

[redacted]

Attachment: image001.jpg



From:	Austin Beck <abeck@dtrglaw.com>
To:	Candias Webster <cwebster@mpcity.org>
Cc:	
Date:	2025-08-15 20:22:35+00:00
Subject:	**RE: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131**
Attachments:	image001.jpg, 8_15_25_TPIA_Cost_Estimate_Ltr_(Mt__Pleasant)(K__Moring).pdf
USB file:	RE Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131_3.msg

CAUTION: [EXTERNAL EMAIL]

Candias,

Just confirming – the total estimated number of responsive commercial permits is around 150?

I thought that's what we discussed, but wanted to confirm with you before issuing the attached letter.

Regards,

Austin Beck
601 NW Loop 410 Suite 100
San Antonio, Texas 78216
210-349-6484 Main Office
210-442-2343 Direct
210-349-0041 Fax
www.dtrglaw.com

From: Candias Webster <cwebster@mpcity.org>
Sent: Friday, August 15, 2025 2:22 PM
To: Austin Beck <abeck@dtrglaw.com>
Subject: Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

Your office is fine

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

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From: Austin Beck <abeck@dtrglaw.com>
Sent: Friday, August 15, 2025 2:06:30 PM
To: Candias Webster <cwebster@mpcity.org>
Subject: RE: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

CAUTION: [EXTERNAL EMAIL]

I'm working on it now and will have it out shortly. Would you like it to come from our office or on City letterhead?

Regards,

Austin Beck

601 NW Loop 410 Suite 100
San Antonio, Texas 78216
210-349-6484 Main Office
210-442-2343 Direct
210-349-0041 Fax
www.dtrglaw.com

From: Candias Webster <cwebster@mpcity.org>
Sent: Friday, August 15, 2025 11:51 AM
To: Austin Beck <abeck@dtrglaw.com>
Subject: Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

Austin,
Can you please advise as he has called asking about it?

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

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From: Candias Webster
Sent: Friday, August 15, 2025 8:19:59 AM
To: Austin Beck <abeck@dtrglaw.com>
Subject: RE: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

Austin,
Have you had a chance to write the letter?

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

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From: Candias Webster <cwebster@mpcity.org>
Sent: Wednesday, August 13, 2025 5:01 PM
To: Austin Beck <abeck@dtrglaw.com>
Subject: Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

Yes, sir that's what e come up with

Thank you,
Candias Webster, TRMC, CMC
Assistant City Manager/ City Secretary
City of Mt. Pleasant

Office: 903-575-4154
Cell: [redacted]
Fax: 903-577-1828

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From: Austin Beck <abeck@dtrglaw.com>
Sent: Wednesday, August 13, 2025 4:05:42 PM
To: Candias Webster <cwebster@mpcity.org>
Subject: RE: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

CAUTION: [EXTERNAL EMAIL]

Candias,

In terms of personnel time, would that be 9 days x 8 hours = 72 total labor hours? Just want to confirm.

Thanks,

Austin Beck
601 NW Loop 410 Suite 100
San Antonio, Texas 78216
210-349-6484 Main Office
210-442-2343 Direct
210-349-0041 Fax
www.dtrglaw.com

From: Candias Webster <cwebster@mpcity.org>
Sent: Wednesday, August 13, 2025 3:10 PM
To: Austin Beck <abeck@dtrglaw.com>
Subject: RE: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

Austin,
It will take 9 days to complete this project, and below are the number of pages for 15

1. 18 Pages for Commercial remodel 1602 Shadywood
2. 33 Pages for Commercial remodel 2306 S Jefferson
3. 15 Pages for Commercial addition 1308 Industrial
4. 15 Pages for Commercial Fence 1308 Industrial
5. 69 Pages for New Commercial bldg. 1324 Mattingly

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

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From: Candias Webster
Sent: Wednesday, August 13, 2025 2:15 PM
To: Austin Beck <abeck@dtrglaw.com>
Subject: FW: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

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

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From: [redacted] <[redacted]>
Sent: Wednesday, August 13, 2025 1:46 PM
To: Candias Webster <cwebster@mpcity.org>
Subject: Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

CAUTION: [EXTERNAL EMAIL]

Perfect. Thank you!

> On Aug 13, 2025, at 1:44 PM, Candias Webster <cwebster@mpcity.org> wrote:
>
> Kyle,
>
> Thank you for bringing this to our attention I left off part of your request. There will be a fee associated with pulling all requests, and I should have that information by EOD today.
>
> **Thank you,**
> **Candias Webster, TRMC, CMC**
> **Assistant City Manager/ City Secretary**
> **City of Mt. Pleasant**
> **Office: 903-575-4154**
> **Cell:** [redacted]
> **Fax: 903-577-1828**
>
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>
> ---
>
> **From:** [redacted] <[redacted]>
> **Sent:** Wednesday, August 13, 2025 12:59 PM
> **To:** Candias Webster <cwebster@mpcity.org>
> **Subject:** Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

CAUTION: [EXTERNAL EMAIL]

Ms. Webster,

Thank you for your reply today regarding my July 31, 2025 request under the Texas Public Information Act (Gov't Code Ch. 552). Your message did not include the responsive records for:

> "All commercial building permits issued by the City of Mount Pleasant between January 1, 2025, and the date of the request, including applications, project valuations, assessed fees, property addresses, and applicant/project descriptions."

For clarity, I am re-stating what I requested and what the Act requires.

Requested records (Jan 1, 2025 → present):

1. All commercial building permits issued for properties within the City of Mount Pleasant, including:
    - Permit applications;
    - Project valuations declared;
    - Fees assessed, fee-calculation worksheets, and fees paid;
    - Property addresses;
    - Applicant/contractor names and project descriptions;
    - All amendments, revisions, supporting documents, and reprints.
2. Any and all permits, applications, amendments, revisions, inspection records, fee documentation, or related correspondence specifically involving the CAP-X remodel at Walmart Store #131 (2311 S. Jefferson Avenue) that John Ankrum signed off on January 13, 2025, regardless of permit classification.
3. If maintained, the permit issuance register/log and any permit summary export for this period (CSV/PDF).
4. If responsive records are hosted in a public portal, the direct links and any instructions necessary to access/download the complete applications and attachments are provided.

To expedite, I am happy to accept:

- A CSV or PDF export from the permit system for all commercial permits issued since Jan 1, 2025, with fields: permit number, issue date, address, applicant, scope/description, declared valuation, fees assessed, fees paid; and
- The complete application packets (PDF) for each listed permit.

Please confirm receipt of this follow-up and provide either (a) the first production tranche or (b) the status (cost estimate/AG referral/no-records certification) within five business days. I appreciate your attention to this request and remain available to confer if needed.

With gratitude,

Kyle Douglas Moring

[redacted]

[redacted]

On Aug 13, 2025, at 11:57 AM, Candias Webster <cwebster@mpcity.org> wrote:

Good morning, Kyle,

Here is the information you asked for on July 31, 2025. I have attached the document and a link to all other information.

<image001.png> Wal-Mart

We will consider this request closed as of 08/13/2025

Thank you,
Candias Webster, TRMC, CMC

Assistant City Manager/ City Secretary
City of Mt. Pleasant
Office: 903-575-4154
Cell: [redacted]
Fax: 903-577-1828

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From: [redacted] <[redacted]>
Sent: Friday, August 1, 2025 9:25 AM
To: Candias Webster <cwebster@mpcity.org>
Subject: Re: Texas Public Information Act Request – Code Compliance Documentation for Walmart Store #131

CAUTION: [EXTERNAL EMAIL]

Ms. Webster,

Thank you for getting back to me regarding my July 31, 2025 email. I would like to clarify which parts of that request are follow-ups to my earlier inquiry and which are new requests under the Texas Public Information Act.
1. Clarification of Prior Request – Complaints Involving Walmart

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Please consider these two requests as newly submitted as of July 31, 2025, with the applicable ten business day response period beginning on that date.

Thank you again for your assistance and attention to these requests. Please let me know if any portion requires clarification or narrowing.

With gratitude,

Kyle Moring

[redacted]

Attachment: image001.jpg



DAVIDSON TROILO REAM GARZA PC

JOHN W. DAVIDSON ARTHUR TROILO *(1931-2020)* CHEREE TULL KINZIE R. GAINES GRIFFIN RICHARD E. HETTINGER
PATRICK W. LINDNER LEA A. REAM FRANK J. GARZA JAMES C. WOO DAVID R. RANGEL R. JO RESER
PAUL M. GONZÁLEZ STEVEN M. PEÑA SCOTT J. SMYTH JESSIE LOPEZ RICHARD E. LINDNER
ARTHUR C. TROILO III NICONDRA CHARGOIS-ALLEN BETSY J. JOHNSON MOLLY G. SOLIS
HEATHER R. STARLING AUSTIN R. BECK JUSTIN J. NAIL E. SPENCER NEALY CHELSEA N. AMEN
OF COUNSEL TERRY TOPHAM

August 15, 2025

VIA EMAIL TO: <[redacted]>

Mr. Kyle Douglas Moring
TPIA Requestor

RE: Cost Estimate for TPIA Request to City of Mount Pleasant, Texas (Rec'd August 13, 2025)

Dear Mr. Moring:

Our Firm represents the City of Mount Pleasant, Texas (the "City"). The City received a public information request from you on August 13, 2025, for "All commercial building permits issued by the City of Mount Pleasant between January 1, 2025, and the date of the request, including applications, project valuations, assessed fees, property addresses, and applicant/project descriptions." All information responsive to other portions of your request will promptly be made available to you. However, the City anticipates that more than 50 pages of documents will be identified as being responsive to the portion of your request quoted above, and therefore the City is entitled to reimbursement for costs associated with materials, labor and overhead that will be incurred by the City in processing that portion of your request. Charges for providing copies of information responsive to your request will not be waived because the City has not determined that providing copies of responsive information will primarily benefit the general public.

The City has determined that fulfilling your request will result in the imposition of a charge that exceeds $40.00 for recovery of costs incurred by the City in order to process your request. Therefore, the City is providing you with an itemized cost estimate as required by §552.2615 of the Texas Government Code. If the City later determines, before making any copies of responsive information available to you, that actual charges for providing copies of responsive information will exceed the estimated amount stated herein by 20% or more, the City will provide you with an updated estimate of charges. Furthermore, please be advised that the City has identified certain responsive information that may be excepted from required public disclosure under the TPIA and which may be withheld following a decision on the matter by the Attorney General.

Itemized Statement of Estimated Charges:

Description	**Qty x Price**	**Total**
Copies	4500 x $0.10	$450.00
Personnel Time ($15/hour)	72 hours x $15.00	1080.00
Overhead charges (20% of labor cost)	20% of $1080.00	$216.00
Total cost		**$1746.00**

An alternative, less costly method of viewing the records is available, and you may contact me

regarding the alternative method. Your request will be considered automatically withdrawn if you do not respond in writing to this itemized cost estimate in the time and manner required by §552.2615 of the TPIA, and you may respond in writing to this itemized cost estimate by email to the City Secretary at cwebster@mpcity.org. *See* §552.2615(a)(2) and (a)(3), Tex. Gov't Code. In accordance with §552.2615(b) of the TPIA, **your request will be considered to have been withdrawn** by you if you do not inform the City in writing within ten business days from the date this letter was sent to you that you:

(a) accept the charges;
(b) wish to modify your request; OR
(c) have sent to the Texas Attorney General a complaint alleging that you have been overcharged for being provided with a copy of the requested information.

Because the total estimated charges exceed $100.00, if you elect to accept the estimated charges the City requires that you post a bond with the City, for payment of the anticipated costs for the preparation of copies of responsive information, in an amount equal to the entire estimated amount, which is **$1746.00** for this request. The remainder of the actual, total cost incurred by the City must be paid in full before the responsive information will be made available to you. *See* §552.263, Tex. Gov't Code. Upon informing the City that you accept the estimated charges, should you choose to do so, please contact me by email to coordinate posting of the required bond. If you fail to post the required bond before the 10th business day after the date the bond is required, which is the date on which you inform the City that you accept the estimated charges, your request will be considered to have been withdrawn by you. *See id*, at §552.263(f).

Please contact me if you have any questions regarding this matter. If you have any questions regarding the TPIA process generally, please consult with the Open Records Division of the Office of the Attorney General of Texas.

Regards,

/s/ Austin Beck
Austin Beck
For the Firm
City Attorneys for Mount Pleasant
Davidson, Troilo, Ream & Garza P.C.
601 NW Loop 410, Ste. 100
San Antonio, Texas 78216
Email: abeck@dtrglaw.com
Tel: (210) 349-6484
Fax: (210) 349-0041