Court USB production (August 28, 2026) · thread T14

Texas Public Information Act Request ? Walmart Store #131 (TLE Remodel) ? Please assign PIA Tracking Number

8 message(s), 2025-10-06 · 2025-10-27. Public copy: personal contact details and excluded-subject material boxed.

1. 2025-10-06 17:49 Kyle Moring · 0 att.
2. 2025-10-08 23:13 Candias Webster · 0 att.
3. 2025-10-09 21:00 Candias Webster · 0 att.
4. 2025-10-09 21:41 Kyle Moring · 0 att.
5. 2025-10-24 17:23 Kyle Moring · 0 att.
6. 2025-10-27 03:31 Candias Webster · 1 att.
7. 2025-10-27 14:42 Kyle Moring · 1 att.
8. 2025-10-27 21:08 Candias Webster · 0 att.

From:	Kyle Moring <[redacted]>
To:	Candias Webster <cwebster@mpcity.org>
Cc:	Austin Beck <abeck@dtrglaw.com>
Date:	2025-10-06 17:49:25+00:00
Subject:	**Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number**
Attachments:	—
USB file:	Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number.msg

CAUTION: [EXTERNAL EMAIL]

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]

From:	Candias Webster <cwebster@mpcity.org>
To:	
Cc:	Lynn Barrett <LBarrett@mpcity.org>; John Ankrum <jankrum@mpcity.org>; Austin Beck <abeck@dtrglaw.com>
Date:	2025-10-08 23:13:09+00:00
Subject:	**Re: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number**
Attachments:	—
USB file:	Re Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number_1.msg

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: [redacted]
Fax: 903-577-1828

ATTENTION OFFICIALS: A "Reply to All" on this e-mail or reply or forward to one other official could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

CONFIDENTIALITY NOTICE: This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing, or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your computer.

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]

From:	Candias Webster
To:	Kyle Moring <[redacted]>
Cc:	Austin Beck <abeck@dtrglaw.com>
Date:	2025-10-09 21:00:56.087086+00:00
Subject:	**RE: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number**
Attachments:	—
USB file:	RE Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number.msg

Good morning, Mr. Moring,

The City of Mount Pleasant has no records pursuant to your request dated **October 6, 2025**, “Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number”.

If you would like to offer further clarification that may assist us in satisfactorily completing your request, you must do so in writing. Otherwise, your request will be considered complete as of 10/9/2025.

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

ATTENTION OFFICIALS: A "Reply to All" on this e-mail or reply or forward to one other official could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

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From: Kyle Moring <[redacted]>
Sent: Monday, October 6, 2025 12:49 PM
To: Candias Webster <cwebster@mpcity.org>
Cc: Austin Beck <abeck@dtrglaw.com>
Subject: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number

CAUTION: [EXTERNAL EMAIL]

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]

From:	Kyle Moring <[redacted]>
To:	Candias Webster <cwebster@mpcity.org>
Cc:	Austin Beck <abeck@dtrglaw.com>
Date:	2025-10-09 21:41:40+00:00
Subject:	**Re: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number**
Attachments:	—
USB file:	Re Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number_3.msg

CAUTION: [EXTERNAL EMAIL]

Good afternoon,

Thank you for your response indicating no responsive records to my Texas Public Information Act request regarding the Walmart Store #131 Tire & Lube Express (TLE) remodel.

To ensure accuracy and expedite resolution, could you please:

1. Describe the search performed — which departments, custodians, systems, and date ranges were searched, and which keywords were used.
2. Forward the request to all likely custodians, including Building/Permits, Fire Marshal/Fire Department, Code Enforcement, Utilities/Environmental (pretreatment/interceptors), Public Works/Right-of-Way, and any third-party permitting/plan-review platform the City uses (e.g., online permit portal/contract plan reviewer).
3. Confirm whether the City maintains (or a vendor maintains on the City's behalf) any pending applications, plan review comments, hot-work permits, sprinkler/fire alarm sub-permits, Temporary Power/TCO/CO updates, or complaint/case files touching the TLE area. (See Tex. Gov't Code §552.002(a), (a-1) on information maintained for a governmental body.)
4. If truly no records exist, please confirm whether (a) none were ever created, (b) they were destroyed per retention, or (c) they are maintained by a different governmental body—with contact information for that custodian.

For convenience, I am happy to provide date-stamped photos documenting active construction conditions in/adjacent to the TLE area to help route this appropriately.

To better assist your search, here is a refined TPIA request that you may process in the same tracking number:

Location/Identifiers:

- Walmart Store #131, 2311 S. Jefferson Ave., Mount Pleasant, TX 75455
- Alternate descriptors: Tire & Lube Express (TLE), Auto Care Center, Automotive, Tire & Lube

Timeframe: Jan 1, 2025–present (or earliest date within that range)

Please provide electronic copies (PDF/CSV) of the following, including **pending/in-process** records:

1. **Building/Trade permits & plan reviews:** applications, permits (issued/denied), plan sets, plan-review comments, inspection cards, valuation summaries, Temporary Power, TCO/CO updates, and any demolition/asbestos survey notices tied to the TLE/Auto Care area.
2. **Fire Marshal/Fire:** sprinkler and fire alarm modification permits/plan reviews/acceptance tests; hot-work permits and impairment/fire watch records; any egress modifications during construction.
3. **Code Enforcement & complaints:** any cases, notices, or emails referencing TLE/Auto Care, unpermitted work, blocked egress, construction barricades, dust/noise, contractor staging, or RV/trailer occupancy by contractors on site.
4. **Environmental/Utilities:** oil/sand interceptor tie-ins or modifications; any pretreatment approvals, spill, or stormwater incident records for the TLE area.
5. **Contractor registrations/COIs/bonds** for the general contractor and **MEP/fire** subs tied to TLE/Auto Care work.

Suggested search keywords: "**TLE**", "**tire & lube**", "**auto care**", "**automotive**", "**remodel**", "**tenant improvement**", "**hot work**", "**sprinkler**", "**fire alarm**", "**egress**", "**barricade**", "**temporary power**", "**TCO**", "**CO**", "**contractor**", "**Walmart**", "**Wal-Mart Stores Texas, LLC**", "**Store 131**".

If any of the above are maintained in a City-authorized permit portal or by a contracted reviewer, please retrieve those records as public information maintained on the City's behalf (Tex. Gov't Code §552.002(a-1)).

If estimated costs exceed $40, please provide an itemized estimate before proceeding.

Thank you for your help.

With gratitude,

Kyle Moring

[redacted] | [redacted]

On Oct 9, 2025, at 4:00 PM, Candias Webster <cwebster@mpcity.org> wrote:

Good morning, Mr. Moring,

The City of Mount Pleasant has no records pursuant to your request dated **October 6, 2025**, "Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number".

If you would like to offer further clarification that may assist us in satisfactorily completing your request, you must do so in writing. Otherwise, your request will be considered complete as of 10/9/2025.

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: Kyle Moring <[redacted]>
Sent: Monday, October 6, 2025 12:49 PM
To: Candias Webster <cwebster@mpcity.org>
Cc: Austin Beck <abeck@dtrglaw.com>
Subject: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number

CAUTION: [EXTERNAL EMAIL]

Good afternoon,

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

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lot staging, or construction trailers.

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    - 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.
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- 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]

From:	Kyle Moring <[redacted]>
To:	Candias Webster <cwebster@mpcity.org>
Cc:	Austin Beck <abeck@dtrglaw.com>
Date:	2025-10-24 17:23:42+00:00
Subject:	**Re: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number**
Attachments:	—
USB file:	Re Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number_4.msg

CAUTION: [EXTERNAL EMAIL]

Ms. Webster,

This is a follow-up to my **Texas Public Information Act** request regarding the **Walmart Store #131 Tire & Lube Express (TLE) remodel**. The original request was submitted on **October 06, 2025**, and I provided **written clarification on October 09, 2025,** identifying the custodians/systems to search, keywords, and the **January 01, 2025–present timeframe**. Please proceed under the same tracking number.

By my count, the City's **10-business-day** period to act has now elapsed. Under **Gov't Code**:

- If records **cannot be produced promptly**, the City must provide a **reasonable production date** (**§ 552.221(d)**).
- If the City intends to **withhold** any portion, it must **request an Attorney General ruling** within **10 business days** (**§ 552.301**).
- If **no responsive records exist**, the City should **certify that fact in writing** and identify any other custodian known to hold responsive materials.
- Records maintained for the City by a **vendor/portal** are public information and must be retrieved (**§ 552.002(a-1)**).

Please do one of the following within two (2) business days:

1. **Produce** responsive records electronically (rolling production is welcome); **or**
2. Confirm that you **requested an Attorney General ruling** and provide the **date/time**, **AG tracking number**, and **exceptions asserted**; **or**
3. Provide a **written certification** that **no responsive records** exist, stating whether (a) none were ever created, (b) they were destroyed pursuant to a **retention schedule** (identify series/date), or (c) they are maintained by a **different governmental body** (please identify that custodian and forward the request as appropriate).

For completeness, please include a short **search statement** confirming (a) **custodians/departments** searched (e.g., **Building/Permits, Fire Marshal/Fire, Code Enforcement, Utilities/Environmental (pretreatment/interceptors), Public Works/ROW**, and any **third-party plan review/permit portal**), (b) **systems** and **date ranges** searched, and (c) **keywords** used. This aligns with the scope I provided on **October 09, 2025**.

Format & costs: Please produce in **electronic/native** formats (emails as **.eml/.msg** with attachments; spreadsheets as **.xlsx/.csv**; documents as **searchable PDF**; photos in original format with metadata). If estimated charges will **exceed $40**, send the **§ 552.2615 itemized statement** (tasks and minutes). If you assert **§ 552.232(b) "previously furnished,"**identify the **specific items** and **prior transmittal date**, and still produce any **later-dated** responsive records.

Thank you for your prompt attention.

With gratitude,

Kyle Moring

(972)[redacted] • [redacted]

> On Oct 9, 2025, at 4:41 PM, Kyle Moring <[redacted]> wrote:
>
> Good afternoon,
>
> Thank you for your response indicating no responsive records to my Texas Public Information Act request regarding the Walmart Store #131 Tire & Lube Express (TLE) remodel.
>
> To ensure accuracy and expedite resolution, could you please:
>
> 1. Describe the search performed — which departments, custodians, systems, and date ranges were searched, and which keywords were used.
> 2. Forward the request to all likely custodians, including Building/Permits, Fire Marshal/Fire Department, Code Enforcement, Utilities/Environmental (pretreatment/interceptors), Public Works/Right-of-Way, and any third-party

permitting/plan-review platform the City uses (e.g., online permit portal/contract plan reviewer).

3. Confirm whether the City maintains (or a vendor maintains on the City's behalf) any pending applications, plan review comments, hot-work permits, sprinkler/fire alarm sub-permits, Temporary Power/TCO/CO updates, or complaint/case files touching the TLE area. (See Tex. Gov't Code §552.002(a), (a-1) on information maintained for a governmental body.)
4. If truly no records exist, please confirm whether (a) none were ever created, (b) they were destroyed per retention, or (c) they are maintained by a different governmental body—with contact information for that custodian.

For convenience, I am happy to provide date-stamped photos documenting active construction conditions in/adjacent to the TLE area to help route this appropriately.

To better assist your search, here is a refined TPIA request that you may process in the same tracking number:

Location/Identifiers:

- Walmart Store #131, 2311 S. Jefferson Ave., Mount Pleasant, TX 75455
- Alternate descriptors: Tire & Lube Express (TLE), Auto Care Center, Automotive, Tire & Lube

Timeframe: Jan 1, 2025–present (or earliest date within that range)

Please provide electronic copies (PDF/CSV) of the following, including **pending/in-process** records:

1. **Building/Trade permits & plan reviews:** applications, permits (issued/denied), plan sets, plan-review comments, inspection cards, valuation summaries, Temporary Power, TCO/CO updates, and any demolition/asbestos survey notices tied to the TLE/Auto Care area.
2. **Fire Marshal/Fire:** sprinkler and fire alarm modification permits/plan reviews/acceptance tests; hot-work permits and impairment/fire watch records; any egress modifications during construction.
3. **Code Enforcement & complaints:** any cases, notices, or emails referencing TLE/Auto Care, unpermitted work, blocked egress, construction barricades, dust/noise, contractor staging, or RV/trailer occupancy by contractors on site.
4. **Environmental/Utilities:** oil/sand interceptor tie-ins or modifications; any pretreatment approvals, spill, or stormwater incident records for the TLE area.
5. **Contractor registrations/COIs/bonds** for the general contractor and **MEP/fire** subs tied to TLE/Auto Care work.

Suggested search keywords: "**TLE**", "**tire & lube**", "**auto care**", "**automotive**", "**remodel**", "**tenant improvement**", "**hot work**", "**sprinkler**", "**fire alarm**", "**egress**", "**barricade**", "**temporary power**", "**TCO**", "**CO**", "**contractor**", "**Walmart**", "**Wal-Mart Stores Texas, LLC**", "**Store 131**".

If any of the above are maintained in a City-authorized permit portal or by a contracted reviewer, please retrieve those records as public information maintained on the City's behalf (Tex. Gov't Code §552.002(a-1)).

If estimated costs exceed $40, please provide an itemized estimate before proceeding.

Thank you for your help.

With gratitude,

Kyle Moring

[redacted] | [redacted]

On Oct 9, 2025, at 4:00 PM, Candias Webster <cwebster@mpcity.org> wrote:

Good morning, Mr. Moring,

The City of Mount Pleasant has no records pursuant to your request dated **October 6, 2025**, "Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number".

If you would like to offer further clarification that may assist us in satisfactorily completing your request, you must do so in writing. Otherwise, your request will be considered complete as of 10/9/2025.

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

ATTENTION OFFICIALS: A "Reply to All" on this e-mail or reply or forward to one other official could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

CONFIDENTIALITY NOTICE: This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing, or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your computer.

From: Kyle Moring <[redacted]>
Sent: Monday, October 6, 2025 12:49 PM
To: Candias Webster <cwebster@mpcity.org>
Cc: Austin Beck <abeck@dtrglaw.com>
Subject: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number

CAUTION: [EXTERNAL EMAIL]

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]

From:	Candias Webster
To:	Kyle Moring <[redacted]>
Cc:	Austin Beck <abeck@dtrglaw.com>
Date:	2025-10-27 03:31:19.171575+00:00
Subject:	**RE: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number**
Attachments:	Full Set of Plans 21.pdf
USB file:	RE Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number_2.msg

Kyle,

We have no information on the request you sent. John said you called him, and he looked through documents to find this plan that was in the mix of others

This request is closed 10/26/2025

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: Kyle Moring <[redacted]>
Sent: Friday, October 24, 2025 12:24 PM
To: Candias Webster <cwebster@mpcity.org>
Cc: 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]

Ms. Webster,

This is a follow-up to my **Texas Public Information Act** request regarding the **Walmart Store #131 Tire & Lube Express (TLE) remodel**. The original request was submitted on **October 06, 2025**, and I provided **written clarification on October 09, 2025,** identifying the custodians/systems to search, keywords, and the **January 01, 2025–present timeframe**. Please proceed under the same tracking number.

By my count, the City's **10-business-day** period to act has now elapsed. Under **Gov't Code**:

- If records **cannot be produced promptly**, the City must provide a **reasonable production date** (**§ 552.221(d)**).
- If the City intends to **withhold** any portion, it must **request an Attorney General ruling** within **10 business days** (**§ 552.301**).
- If **no responsive records exist**, the City should **certify that fact in writing** and identify any other custodian known to hold responsive materials.
- Records maintained for the City by a **vendor/portal** are public information and must be retrieved (**§ 552.002(a-1)**).

Please do one of the following within two (2) business days:

1. **Produce** responsive records electronically (rolling production is welcome); **or**
2. Confirm that you **requested an Attorney General ruling** and provide the **date/time**, **AG tracking number**, and **exceptions asserted**; **or**
3. Provide a **written certification** that **no responsive records** exist, stating whether (a) none were ever created, (b) they were destroyed pursuant to a **retention schedule** (identify series/date), or (c) they are maintained by a **different governmental**

body (please identify that custodian and forward the request as appropriate).

For completeness, please include a short **search statement** confirming (a) **custodians/departments** searched (e.g., **Building/Permits, Fire Marshal/Fire, Code Enforcement, Utilities/Environmental (pretreatment/interceptors), Public Works/ROW**, and any **third-party plan review/permit portal**), (b) **systems** and **date ranges** searched, and (c) **keywords** used. This aligns with the scope I provided on **October 09, 2025**.

Format & costs: Please produce in **electronic/native** formats (emails as **.eml/.msg** with attachments; spreadsheets as **.xlsx/.csv**; documents as **searchable PDF**; photos in original format with metadata). If estimated charges will **exceed $40**, send the **§ 552.2615 itemized statement** (tasks and minutes). If you assert **§ 552.232(b) "previously furnished,"**identify the **specific items** and **prior transmittal date**, and still produce any **later-dated** responsive records.

Thank you for your prompt attention.

With gratitude,

Kyle Moring

(972)[redacted] • [redacted]

On Oct 9, 2025, at 4:41 PM, Kyle Moring <[redacted]> wrote:

Good afternoon,

Thank you for your response indicating no responsive records to my Texas Public Information Act request regarding the Walmart Store #131 Tire & Lube Express (TLE) remodel.

To ensure accuracy and expedite resolution, could you please:

1. Describe the search performed — which departments, custodians, systems, and date ranges were searched, and which keywords were used.
2. Forward the request to all likely custodians, including Building/Permits, Fire Marshal/Fire Department, Code Enforcement, Utilities/Environmental (pretreatment/interceptors), Public Works/Right-of-Way, and any third-party permitting/plan-review platform the City uses (e.g., online permit portal/contract plan reviewer).
3. Confirm whether the City maintains (or a vendor maintains on the City's behalf) any pending applications, plan review comments, hot-work permits, sprinkler/fire alarm sub-permits, Temporary Power/TCO/CO updates, or complaint/case files touching the TLE area. (See Tex. Gov't Code §552.002(a), (a-1) on information maintained for a governmental body.)
4. If truly no records exist, please confirm whether (a) none were ever created, (b) they were destroyed per retention, or (c) they are maintained by a different governmental body—with contact information for that custodian.

For convenience, I am happy to provide date-stamped photos documenting active construction conditions in/adjacent to the TLE area to help route this appropriately.

To better assist your search, here is a refined TPIA request that you may process in the same tracking number:

Location/Identifiers:

- Walmart Store #131, 2311 S. Jefferson Ave., Mount Pleasant, TX 75455
- Alternate descriptors: Tire & Lube Express (TLE), Auto Care Center, Automotive, Tire & Lube

Timeframe: Jan 1, 2025–present (or earliest date within that range)

Please provide electronic copies (PDF/CSV) of the following, including **pending/in-process** records:

1. **Building/Trade permits & plan reviews:** applications, permits (issued/denied), plan sets, plan-review comments, inspection cards, valuation summaries, Temporary Power, TCO/CO updates, and any demolition/asbestos survey notices tied to the TLE/Auto Care area.
2. **Fire Marshal/Fire:** sprinkler and fire alarm modification permits/plan reviews/acceptance tests; hot-work permits and impairment/fire watch records; any egress modifications during construction.
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5. **Contractor registrations/COIs/bonds** for the general contractor and **MEP/fire** subs tied to TLE/Auto Care work.

Suggested search keywords: "**TLE**", "**tire & lube**", "**auto care**", "**automotive**", "**remodel**", "**tenant improvement**",

“**hot work**”, “**sprinkler**”, “**fire alarm**”, “**egress**”, “**barricade**”, “**temporary power**”, “**TCO**”, “**CO**”, “**contractor**”, “**Walmart**”, “**Wal-Mart Stores Texas, LLC**”, “**Store 131**”.

If any of the above are maintained in a City-authorized permit portal or by a contracted reviewer, please retrieve those records as public information maintained on the City’s behalf (Tex. Gov’t Code §552.002(a-1)).

If estimated costs exceed $40, please provide an itemized estimate before proceeding.

Thank you for your help.

With gratitude,

Kyle Moring

[redacted] | [redacted]

On Oct 9, 2025, at 4:00 PM, Candias Webster <cwebster@mpcity.org> wrote:

Good morning, Mr. Moring,

The City of Mount Pleasant has no records pursuant to your request dated **October 6, 2025**, “Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number”.

If you would like to offer further clarification that may assist us in satisfactorily completing your request, you must do so in writing. Otherwise, your request will be considered complete as of 10/9/2025.

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: Kyle Moring <[redacted]>
Sent: Monday, October 6, 2025 12:49 PM
To: Candias Webster <cwebster@mpcity.org>
Cc: Austin Beck <abeck@dtrglaw.com>
Subject: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number

CAUTION: [EXTERNAL EMAIL]

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.
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    - 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,

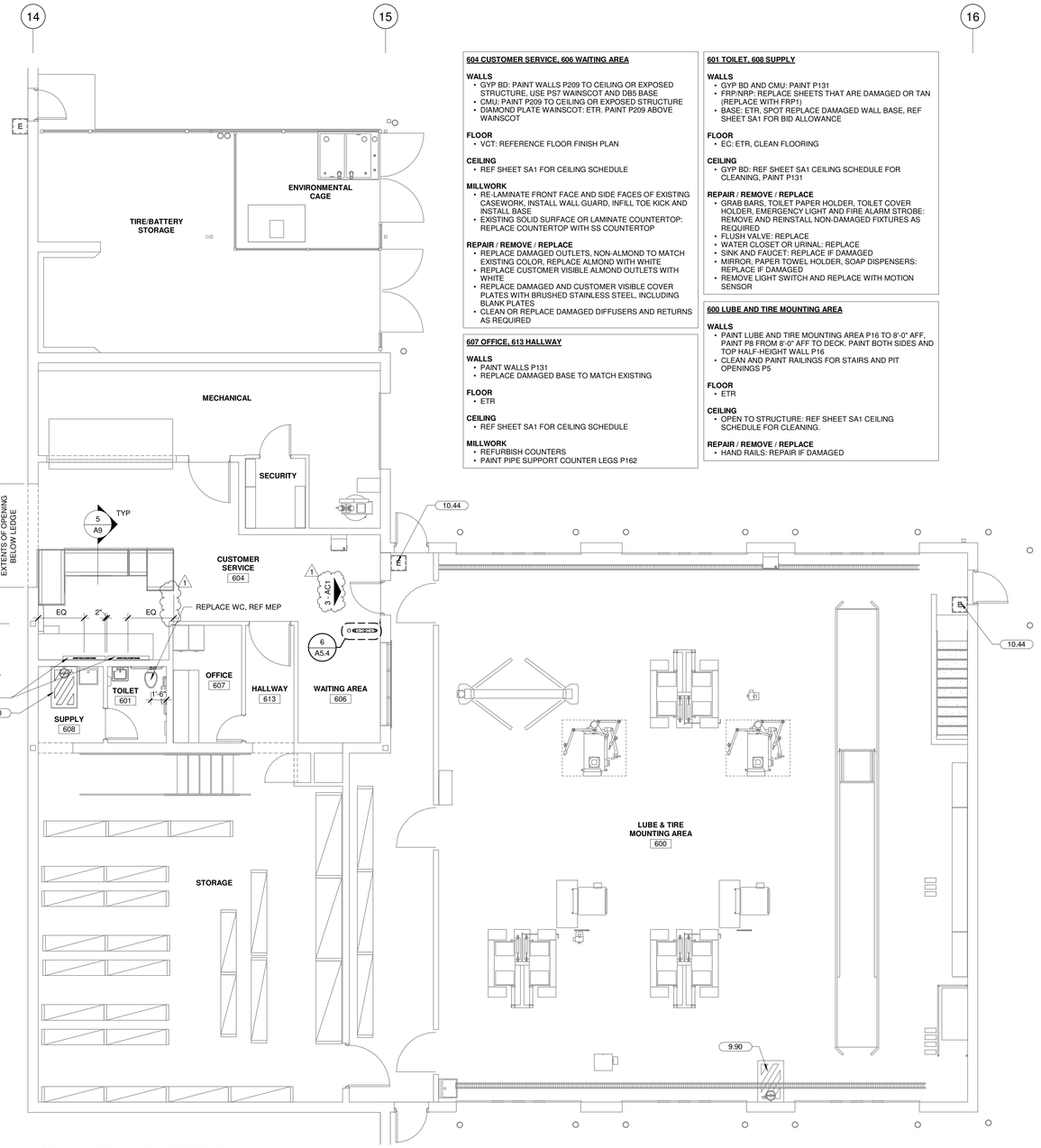
Kyle Moring

[redacted] | [redacted]

KEYNOTES

9.90	FLOOR STRIPES. REF N1 FOR STRIPING CONDITIONS.
10.44	PROVIDE TACTILE "EXIT" SIGN. REF N1.
10.46	PROVIDE "ALARM WILL SOUND IF BUTTON IS PUSHED" SIGN, PUSH BUTTON RELEASE, AND HORN. REF A8.

KEYNOTES: ADDED 10.46 (1)



604 CUSTOMER SERVICE, 606 WAITING AREA

WALLS
- GYP BD: PAINT WALLS P209 TO CEILING OR EXPOSED STRUCTURE, USE PS7 WAINSCOT AND DB5 BASE
- CMU: PAINT P209 TO CEILING OR EXPOSED STRUCTURE
- DIAMOND PLATE WAINSCOT: ETR. PAINT P209 ABOVE WAINSCOT

FLOOR
- VCT: REFERENCE FLOOR FINISH PLAN

CEILING
- REF SHEET SA1 FOR CEILING SCHEDULE

MILLWORK
- RE-LAMINATE FRONT FACE AND SIDE FACES OF EXISTING CASEWORK, INSTALL WALL GUARD, INFILL TOE KICK AND INSTALL BASE
- EXISTING SOLID SURFACE OR LAMINATE COUNTERTOP: REPLACE COUNTERTOP WITH SS COUNTERTOP

REPAIR / REMOVE / REPLACE
- REPLACE DAMAGED OUTLETS, NON-ALMOND TO MATCH EXISTING COLOR, REPLACE ALMOND WITH WHITE
- REPLACE CUSTOMER VISIBLE ALMOND OUTLETS WITH WHITE
- REPLACE DAMAGED AND CUSTOMER VISIBLE COVER PLATES WITH BRUSHED STAINLESS STEEL, INCLUDING BLANK PLATES
- CLEAN OR REPLACE DAMAGED DIFFUSERS AND RETURNS AS REQUIRED

607 OFFICE, 613 HALLWAY

WALLS
- PAINT WALLS P131
- REPLACE DAMAGED BASE TO MATCH EXISTING

FLOOR
- ETR

CEILING
- REF SHEET SA1 FOR CEILING SCHEDULE

MILLWORK
- REFURBISH COUNTERS
- PAINT PIPE SUPPORT COUNTER LEGS P162

601 TOILET, 608 SUPPLY

WALLS
- GYP BD AND CMU: PAINT P131
- FRP/NRP: REPLACE SHEETS THAT ARE DAMAGED OR TAN (REPLACE WITH FRP1)
- BASE: ETR, SPOT REPLACE DAMAGED WALL BASE, REF SHEET SA1 FOR BID ALLOWANCE

FLOOR
- EC: ETR, CLEAN FLOORING

CEILING
- GYP BD: REF SHEET SA1 CEILING SCHEDULE FOR CLEANING, PAINT P131

REPAIR / REMOVE / REPLACE
- GRAB BARS, TOILET PAPER HOLDER, TOILET COVER HOLDER, EMERGENCY LIGHT AND FIRE ALARM STROBE: REMOVE AND REINSTALL NON-DAMAGED FIXTURES AS REQUIRED
- FLUSH VALVE: REPLACE
- WATER CLOSET OR URINAL: REPLACE
- SINK AND FAUCET: REPLACE IF DAMAGED
- MIRROR, PAPER TOWEL HOLDER, SOAP DISPENSERS: REPLACE IF DAMAGED
- REMOVE LIGHT SWITCH AND REPLACE WITH MOTION SENSOR

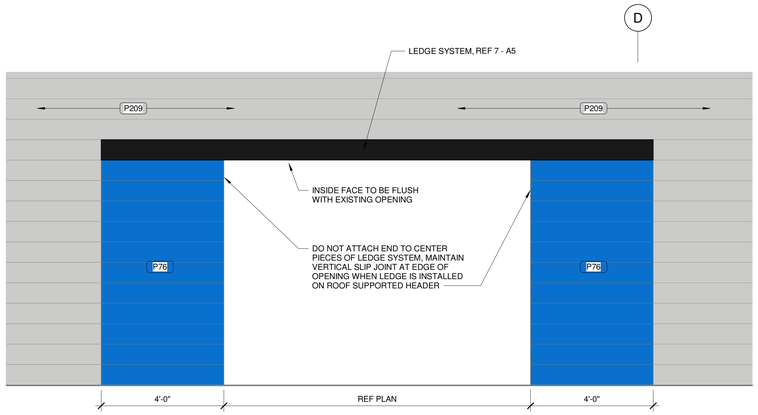
600 LUBE AND TIRE MOUNTING AREA

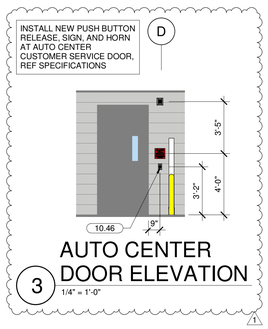
WALLS
- PAINT LUBE AND TIRE MOUNTING AREA P16 TO 8'-0" AFF, PAINT P8 FROM 8'-0" AFF TO DECK. PAINT BOTH SIDES AND TOP HALF-HEIGHT WALL P16
- CLEAN AND PAINT RAILINGS FOR STAIRS AND PIT OPENINGS P5

FLOOR
- ETR

CEILING
- OPEN TO STRUCTURE: REF SHEET SA1 CEILING SCHEDULE FOR CLEANING.

REPAIR / REMOVE / REPLACE
- HAND RAILS: REPAIR IF DAMAGED





3 AUTO CENTER DOOR ELEVATION
1/4" = 1'-0"

2 AUTO CENTER ENTRY ELEVATION
1/2" = 1'-0"

1 AUTO CENTER PLAN
3/16" = 1'-0"

Frederick D. Ostrosky
Architect
fred@fdoarch.com
479-636-5004
479-636-5005
SUITE 3961
1400 W. HWY 412
ROGERS, AR 72756
DESIGNED BY:

STIPULATION FOR REUSE

THE DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT MOUNT PLEASANT, TX. CONTEMPORANEOUSLY WITH ITS ISSUE FOR CONSTRUCTION AND IS NOT SUITABLE FOR USE ON A DIFFERENT SITE. ANY REUSE BY OTHERS OR ON OTHER PROJECTS IS AT RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT. ANY REUSE OF ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

CONSULTANTS

Walmart :\<

MOUNT PLEASANT, TX
2311 S JEFFERSON AVE
STORE NO: 00131.275 PROTO: 29535

JOB NUMBER: 167

ISSUE BLOCK

1	PR#1	01/11/24

CHECKED BY:	LLM
DRAWN BY:	SIL
PROTO CYCLE:	06/30/23
DOCUMENT DATE:	08/17/23

REGISTERED ARCHITECT FREDERICK D. OSTROSKY 28289 STATE OF TEXAS

Jan 16, 2024

AUTO CENTER PLANS AND DETAILS

SHEET: AC1

1/16/2024 2:31:15 PM

From:	Kyle Moring <[redacted]>
To:	Candias Webster <cwebster@mpcity.org>
Cc:	Austin Beck <abeck@dtrglaw.com>; rvine@mpcity.org
Date:	2025-10-27 14:42:10+00:00
Subject:	**Re: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number**
Attachments:	Full Set of Plans 21.pdf
USB file:	Re Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number_6.msg

CAUTION: [EXTERNAL EMAIL]

Ms. Webster,

Thank you for your email. You stated, "**We have no information on the request you sent… This request is closed 10/26/2025**," and attached a plan sheet. Respectfully, the plan provided does **not** pertain to the **2025** Tire & Lube Express (TLE) construction/remodel identified in my request. The sheet itself shows prior **2023–2024** design dates (e.g., *Document Date 1/16/2024; Issue Block 01/11/2024; "AC1 — Auto Center Plans and Details"*), which are not responsive to the **January 01, 2025–present** scope.

For reference, on **October 09, 2025** I supplied a written **clarification** of the TLE scope, timeframe (**January 01, 2025–present**), custodians/systems to search (Building/Permits; Fire Marshal/Fire; Code Enforcement; Utilities/Environmental; Public Works/ROW; and any third-party permit/plan review portal), and the record categories (permits/plan reviews, hot work, fire alarm/sprinkler sub-permits, Temporary Power/TCO/CO, complaints/cases, interceptor/pretreatment, contractor registrations/COIs/bonds). Please proceed under that scope.

In addition, on **October 14**, **2025** and **October 16, 2025,** I notified the City that **TLE remodel activity was observed**and requested written confirmation of **permits/approvals**, any **approved phasing/separation plan**, and **inspection/enforcement follow-up** (with the October 16, 2025 message also flagging DSHS Asbestos Inspection No. 56114 for context). On **October 17, 2025,** I requested **all records** related to that morning's City site visit at TLE (field notes, photos, internal communications, dispatch logs, etc.).

Given the above, the City's unilateral "**closed**" notation does not resolve the request under **Chapter 552**. Please do **one** of the following **within two (2) business days**:

1. **Produce** all responsive records **electronically** (rolling production is fine); **or**

2. Confirm that the City **requested an Attorney General ruling** (Gov't Code § 552.301) and provide the **date/time**, **AG tracking number**, and **exceptions asserted**; **or**

3. Provide a **written certification** that **no responsive records exist**, together with a **search statement** identifying:

   - **Custodians/departments** searched (e.g., Building/Permits; Fire Marshal/Fire; Code Enforcement; Utilities/Environmental (pretreatment/interceptors); Public Works/ROW; and any **permit/plan-review portal**),
   - **Systems**, **date ranges**, and **keywords** used, and
   - Whether any records are maintained by a **vendor on the City's behalf** and were retrieved (Gov't Code § 552.002(a-1)). *(This mirrors the scope I provided on October 09, 2025)*

If the City's certification is that no TLE permits/approvals/plan reviews/hot work or fire system permits/complaint filesexist for January 01 2025–present, please additionally advise—purely for routing and life-safety purposes—whether TLE construction/remodel work occurred during that period and, if so, which adopted Building/Fire/MEP provisions would have required permits or approvals. If work occurred and permits were required, but no permits are on file, please identify the enforcement case number and the compliance timeline (stop-work, after-the-fact permits/fees, inspections), or provide the City's written code determination if the scope of work was determined not to require a permit.

Format & costs: Please produce emails as .eml/.msg with attachments; spreadsheets as .xlsx/.csv; documents as searchable PDF; and images in original formats with metadata. If estimated charges will exceed $40, please send the § 552.2615 itemized estimate (tasks and minutes). If asserting § 552.232(b) "previously furnished," identify the specific items and prior transmittal date, and still produce any later-dated responsive records.

Thank you for your prompt attention. I am available if further narrowing would expedite production.

With gratitude,

Kyle Moring

(972)[redacted] • [redacted]

> On Oct 26, 2025, at 10:31 PM, Candias Webster <cwebster@mpcity.org> wrote:
>
> Kyle,

We have no information on the request you sent. John said you called him, and he looked through documents to find this plan that was in the mix of others

This request is closed 10/26/2025

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

ATTENTION OFFICIALS: A "Reply to All" on this e-mail or reply or forward to one other official could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

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From: Kyle Moring <[redacted]>
Sent: Friday, October 24, 2025 12:24 PM
To: Candias Webster <cwebster@mpcity.org>
Cc: 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]

Ms. Webster,

This is a follow-up to my **Texas Public Information Act** request regarding the **Walmart Store #131 Tire & Lube Express (TLE) remodel**. The original request was submitted on **October 06, 2025**, and I provided **written clarification on October 09, 2025,** identifying the custodians/systems to search, keywords, and the **January 01, 2025–present timeframe**. Please proceed under the same tracking number.

By my count, the City's **10-business-day** period to act has now elapsed. Under **Gov't Code**:

- If records **cannot be produced promptly**, the City must provide a **reasonable production date** (**§ 552.221(d)**).
- If the City intends to **withhold** any portion, it must **request an Attorney General ruling** within **10 business days** (**§ 552.301**).
- If **no responsive records exist**, the City should **certify that fact in writing** and identify any other custodian known to hold responsive materials.
- Records maintained for the City by a **vendor/portal** are public information and must be retrieved (**§ 552.002(a-1)**).

Please do one of the following within two (2) business days:

1. **Produce** responsive records electronically (rolling production is welcome); **or**
2. Confirm that you **requested an Attorney General ruling** and provide the **date/time**, **AG tracking number**, and **exceptions asserted**; **or**
3. Provide a **written certification** that **no responsive records** exist, stating whether (a) none were ever created, (b) they were destroyed pursuant to a **retention schedule** (identify series/date), or (c) they are maintained by a **different governmental body** (please identify that custodian and forward the request as appropriate).

For completeness, please include a short **search statement** confirming (a) **custodians/departments** searched (e.g., **Building/Permits, Fire Marshal/Fire, Code Enforcement, Utilities/Environmental (pretreatment/interceptors), Public Works/ROW**, and any **third-party plan review/permit portal**), (b) **systems** and **date ranges** searched, and (c) **keywords** used. This aligns with the scope I provided on **October 09, 2025**.

Format & costs: Please produce in **electronic/native** formats (emails as **.eml/.msg** with attachments; spreadsheets as **.xlsx/.csv**; documents as **searchable PDF**; photos in original format with metadata). If estimated charges will **exceed $40**, send the **§ 552.2615 itemized statement** (tasks and minutes). If you assert **§ 552.232(b) "previously**

furnished,”identify the **specific items** and **prior transmittal date**, and still produce any **later-dated** responsive records.

Thank you for your prompt attention.

With gratitude,

Kyle Moring

(972)[redacted] • [redacted]

On Oct 9, 2025, at 4:41 PM, Kyle Moring <[redacted]> wrote:

Good afternoon,

Thank you for your response indicating no responsive records to my Texas Public Information Act request regarding the Walmart Store #131 Tire & Lube Express (TLE) remodel.

To ensure accuracy and expedite resolution, could you please:

1. Describe the search performed — which departments, custodians, systems, and date ranges were searched, and which keywords were used.
2. Forward the request to all likely custodians, including Building/Permits, Fire Marshal/Fire Department, Code Enforcement, Utilities/Environmental (pretreatment/interceptors), Public Works/Right-of-Way, and any third-party permitting/plan-review platform the City uses (e.g., online permit portal/contract plan reviewer).
3. Confirm whether the City maintains (or a vendor maintains on the City’s behalf) any pending applications, plan review comments, hot-work permits, sprinkler/fire alarm sub-permits, Temporary Power/TCO/CO updates, or complaint/case files touching the TLE area. (See Tex. Gov’t Code §552.002(a), (a-1) on information maintained for a governmental body.)
4. If truly no records exist, please confirm whether (a) none were ever created, (b) they were destroyed per retention, or (c) they are maintained by a different governmental body—with contact information for that custodian.

For convenience, I am happy to provide date-stamped photos documenting active construction conditions in/adjacent to the TLE area to help route this appropriately.

To better assist your search, here is a refined TPIA request that you may process in the same tracking number:

Location/Identifiers:

- Walmart Store #131, 2311 S. Jefferson Ave., Mount Pleasant, TX 75455
- Alternate descriptors: Tire & Lube Express (TLE), Auto Care Center, Automotive, Tire & Lube

Timeframe: Jan 1, 2025–present (or earliest date within that range)

Please provide electronic copies (PDF/CSV) of the following, including **pending/in-process** records:

1. **Building/Trade permits & plan reviews:** applications, permits (issued/denied), plan sets, plan-review comments, inspection cards, valuation summaries, Temporary Power, TCO/CO updates, and any demolition/asbestos survey notices tied to the TLE/Auto Care area.
2. **Fire Marshal/Fire:** sprinkler and fire alarm modification permits/plan reviews/acceptance tests; hot-work permits and impairment/fire watch records; any egress modifications during construction.
3. **Code Enforcement & complaints:** any cases, notices, or emails referencing TLE/Auto Care, unpermitted work, blocked egress, construction barricades, dust/noise, contractor staging, or RV/trailer occupancy by contractors on site.
4. **Environmental/Utilities:** oil/sand interceptor tie-ins or modifications; any pretreatment approvals, spill, or stormwater incident records for the TLE area.
5. **Contractor registrations/COIs/bonds** for the general contractor and **MEP/fire** subs tied to TLE/Auto Care work.

Suggested search keywords: “**TLE**”, “**tire & lube**”, “**auto care**”, “**automotive**”, “**remodel**”, “**tenant improvement**”, “**hot work**”, “**sprinkler**”, “**fire alarm**”, “**egress**”, “**barricade**”, “**temporary power**”, “**TCO**”, “**CO**”, “**contractor**”, “**Walmart**”, “**Wal-Mart Stores Texas, LLC**”, “**Store 131**”.

If any of the above are maintained in a City-authorized permit portal or by a contracted reviewer, please retrieve those records as public information maintained on the City’s behalf (Tex. Gov’t Code §552.002(a-1)).

If estimated costs exceed $40, please provide an itemized estimate before proceeding.

Thank you for your help.

With gratitude,

Kyle Moring

[redacted] | [redacted]

On Oct 9, 2025, at 4:00 PM, Candias Webster <cwebster@mpcity.org> wrote:

Good morning, Mr. Moring,

The City of Mount Pleasant has no records pursuant to your request dated **October 6, 2025**, “Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number”.

If you would like to offer further clarification that may assist us in satisfactorily completing your request, you must do so in writing. Otherwise, your request will be considered complete as of 10/9/2025.

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: Kyle Moring <[redacted]>
Sent: Monday, October 6, 2025 12:49 PM
To: Candias Webster <cwebster@mpcity.org>
Cc: Austin Beck <abeck@dtrglaw.com>
Subject: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number

CAUTION: [EXTERNAL EMAIL]

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,

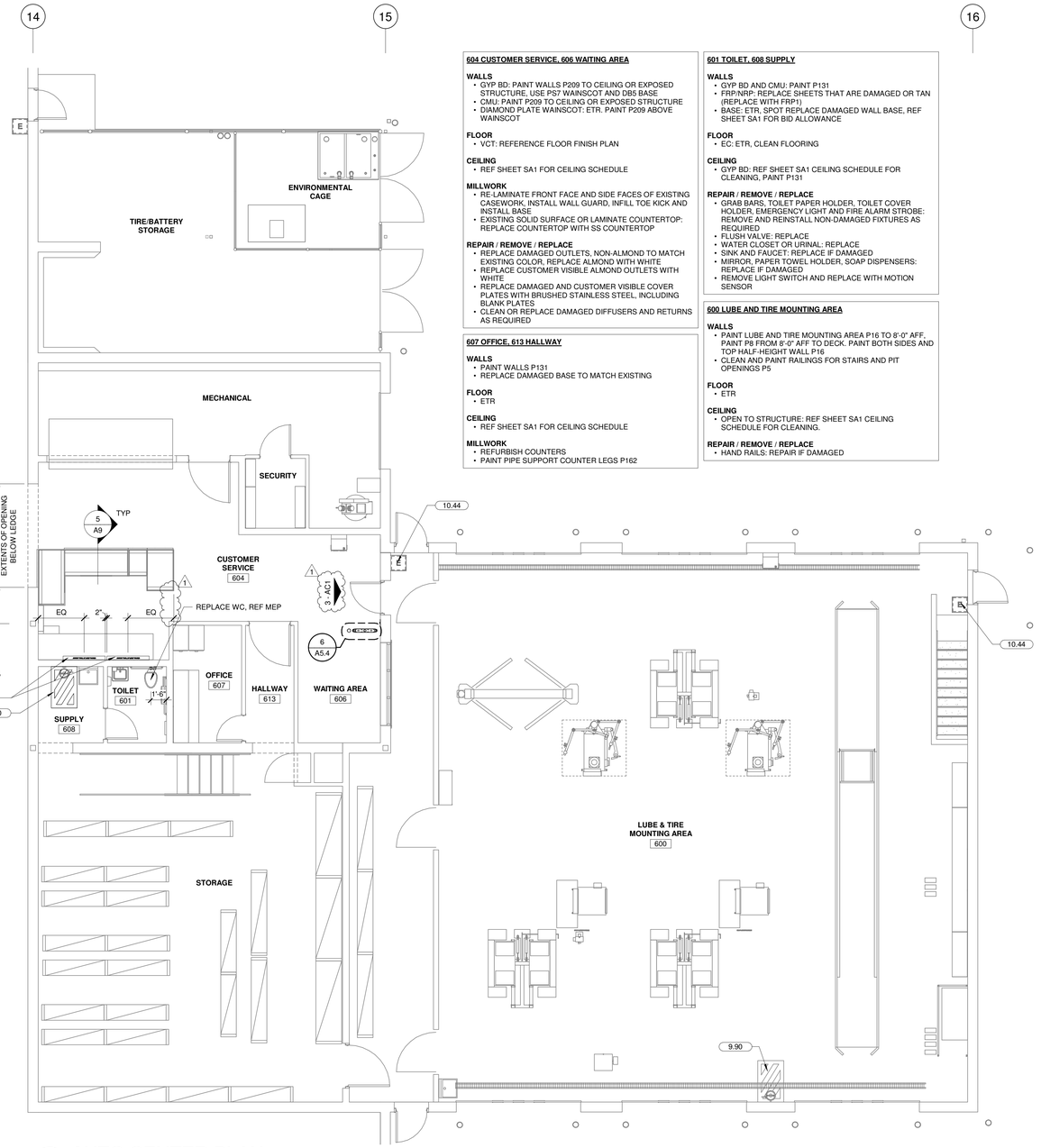
Kyle Moring

[redacted] | [redacted]

KEYNOTES

9.90	FLOOR STRIPES. REF N1 FOR STRIPING CONDITIONS.
10.44	PROVIDE TACTILE "EXIT" SIGN. REF N1.
10.46	PROVIDE "ALARM WILL SOUND IF BUTTON IS PUSHED" SIGN, PUSH BUTTON RELEASE, AND HORN. REF A8.

KEYNOTES: ADDED 10.46 (1)



604 CUSTOMER SERVICE, 606 WAITING AREA

WALLS
- GYP BD: PAINT WALLS P209 TO CEILING OR EXPOSED STRUCTURE, USE PS7 WAINSCOT AND DB5 BASE
- CMU: PAINT P209 TO CEILING OR EXPOSED STRUCTURE
- DIAMOND PLATE WAINSCOT: ETR. PAINT P209 ABOVE WAINSCOT

FLOOR
- VCT: REFERENCE FLOOR FINISH PLAN

CEILING
- REF SHEET SA1 FOR CEILING SCHEDULE

MILLWORK
- RE-LAMINATE FRONT FACE AND SIDE FACES OF EXISTING CASEWORK, INSTALL WALL GUARD, INFILL TOE KICK AND INSTALL BASE
- EXISTING SOLID SURFACE OR LAMINATE COUNTERTOP: REPLACE COUNTERTOP WITH SS COUNTERTOP

REPAIR / REMOVE / REPLACE
- REPLACE DAMAGED OUTLETS, NON-ALMOND TO MATCH EXISTING COLOR, REPLACE ALMOND WITH WHITE
- REPLACE CUSTOMER VISIBLE ALMOND OUTLETS WITH WHITE
- REPLACE DAMAGED AND CUSTOMER VISIBLE COVER PLATES WITH BRUSHED STAINLESS STEEL, INCLUDING BLANK PLATES
- CLEAN OR REPLACE DAMAGED DIFFUSERS AND RETURNS AS REQUIRED

607 OFFICE, 613 HALLWAY

WALLS
- PAINT WALLS P131
- REPLACE DAMAGED BASE TO MATCH EXISTING

FLOOR
- ETR

CEILING
- REF SHEET SA1 FOR CEILING SCHEDULE

MILLWORK
- REFURBISH COUNTERS
- PAINT PIPE SUPPORT COUNTER LEGS P162

601 TOILET, 608 SUPPLY

WALLS
- GYP BD AND CMU: PAINT P131
- FRP/NRP: REPLACE SHEETS THAT ARE DAMAGED OR TAN (REPLACE WITH FRP1)
- BASE: ETR, SPOT REPLACE DAMAGED WALL BASE, REF SHEET SA1 FOR BID ALLOWANCE

FLOOR
- EC: ETR, CLEAN FLOORING

CEILING
- GYP BD: REF SHEET SA1 CEILING SCHEDULE FOR CLEANING, PAINT P131

REPAIR / REMOVE / REPLACE
- GRAB BARS, TOILET PAPER HOLDER, TOILET COVER HOLDER, EMERGENCY LIGHT AND FIRE ALARM STROBE: REMOVE AND REINSTALL NON-DAMAGED FIXTURES AS REQUIRED
- FLUSH VALVE: REPLACE
- WATER CLOSET OR URINAL: REPLACE
- SINK AND FAUCET: REPLACE IF DAMAGED
- MIRROR, PAPER TOWEL HOLDER, SOAP DISPENSERS: REPLACE IF DAMAGED
- REMOVE LIGHT SWITCH AND REPLACE WITH MOTION SENSOR

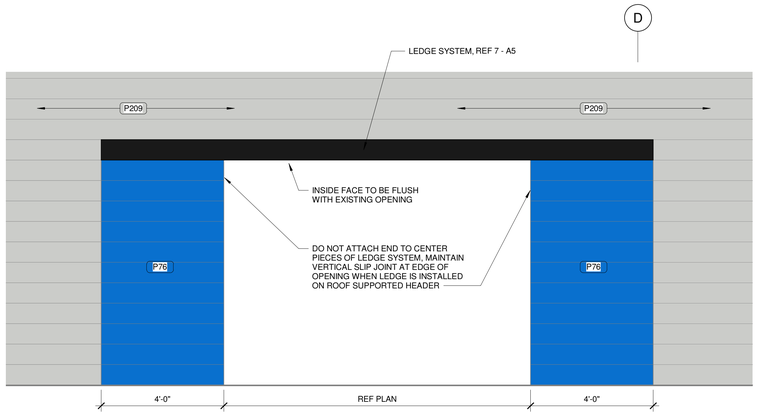
600 LUBE AND TIRE MOUNTING AREA

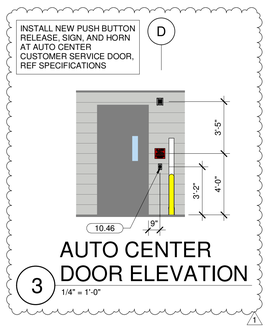
WALLS
- PAINT LUBE AND TIRE MOUNTING AREA P16 TO 8'-0" AFF, PAINT P8 FROM 8'-0" AFF TO DECK. PAINT BOTH SIDES AND TOP HALF-HEIGHT WALL P16
- CLEAN AND PAINT RAILINGS FOR STAIRS AND PIT OPENINGS P5

FLOOR
- ETR

CEILING
- OPEN TO STRUCTURE: REF SHEET SA1 CEILING SCHEDULE FOR CLEANING.

REPAIR / REMOVE / REPLACE
- HAND RAILS: REPAIR IF DAMAGED





3 AUTO CENTER DOOR ELEVATION
1/4" = 1'-0"

2 AUTO CENTER ENTRY ELEVATION
1/2" = 1'-0"

1 AUTO CENTER PLAN
3/16" = 1'-0"

Frederick D. Ostrosky
Architect
fred@fdoarch.com
479-636-5004
479-636-5005
SUITE 3961
1400 W. HWY 412
ROGERS, AR 72756
DESIGNED BY:

STIPULATION FOR REUSE

THE DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT MOUNT PLEASANT, TX. CONTEMPORANEOUSLY WITH ITS ISSUE FOR CONSTRUCTION AND IS NOT SUITABLE FOR USE ON A DIFFERENT SITE. ANY REUSE BY OTHERS OR ON OTHER PROJECTS IS AT RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT. ANY REUSE OF ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

CONSULTANTS

Walmart :\<

MOUNT PLEASANT, TX
2311 S JEFFERSON AVE
STORE NO: 00131.275 PROTO: 29535

JOB NUMBER: 167

ISSUE BLOCK

1	PR#1	01/11/24

CHECKED BY:	LLM
DRAWN BY:	SIL
PROTO CYCLE:	06/30/23
DOCUMENT DATE:	08/17/23

REGISTERED ARCHITECT FREDERICK D. OSTROSKY 28289 STATE OF TEXAS

Jan 16, 2024

AUTO CENTER PLANS AND DETAILS

SHEET: AC1

1/16/2024 2:31:15 PM

From:	Candias Webster
To:	Kyle Moring <[redacted]>
Cc:	Austin Beck <abeck@dtrglaw.com>
Date:	2025-10-27 21:08:33.406558+00:00
Subject:	**RE: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number**
Attachments:	—
USB file:	RE Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number_5.msg

Mr. Morning,

This is all the information that we have on this request.

This request is closed 10/27/2025

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: Kyle Moring <[redacted]>
Sent: Monday, October 27, 2025 9:42 AM
To: Candias Webster <cwebster@mpcity.org>
Cc: Austin Beck <abeck@dtrglaw.com>; Rob Vine <rvine@mpcity.org>
Subject: Re: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number

CAUTION: [EXTERNAL EMAIL]

Ms. Webster,

Thank you for your email. You stated, "**We have no information on the request you sent… This request is closed 10/26/2025**," and attached a plan sheet. Respectfully, the plan provided does **not** pertain to the **2025** Tire & Lube Express (TLE) construction/remodel identified in my request. The sheet itself shows prior **2023–2024** design dates (e.g., *Document Date 1/16/2024; Issue Block 01/11/2024; "AC1 — Auto Center Plans and Details"*), which are not responsive to the **January 01, 2025–present** scope.

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In addition, on **October 14, 2025** and **October 16, 2025,** I notified the City that **TLE remodel activity was observed**and requested written confirmation of **permits/approvals**, any **approved phasing/separation plan**, and **inspection/enforcement follow-up** (with the October 16, 2025 message also flagging DSHS Asbestos Inspection No. 56114 for context). On **October 17, 2025,** I requested **all records** related to that morning's City site visit at TLE (field notes, photos, internal communications, dispatch logs, etc.).

Given the above, the City's unilateral "**closed**" notation does not resolve the request under **Chapter 552**. Please do **one** of the following **within two (2) business days**:

1. **Produce** all responsive records **electronically** (rolling production is fine); **or**

2. Confirm that the City **requested an Attorney General ruling** (Gov't Code § 552.301) and provide the **date/time**, **AG tracking number**, and **exceptions asserted**; **or**

3. Provide a **written certification** that **no responsive records exist**, together with a **search statement** identifying:

   - **Custodians/departments** searched (e.g., Building/Permits; Fire Marshal/Fire; Code Enforcement; Utilities/Environmental (pretreatment/interceptors); Public Works/ROW; and any **permit/plan-review portal**),

- **Systems**, **date ranges**, and **keywords** used, and
- Whether any records are maintained by a **vendor on the City's behalf** and were retrieved (Gov't Code § 552.002(a-1)). *(This mirrors the scope I provided on October 09, 2025)*

If the City's certification is that no TLE permits/approvals/plan reviews/hot work or fire system permits/complaint filesexist for January 01 2025–present, please additionally advise—purely for routing and life-safety purposes—whether TLE construction/remodel work occurred during that period and, if so, which adopted Building/Fire/MEP provisions would have required permits or approvals. If work occurred and permits were required, but no permits are on file, please identify the enforcement case number and the compliance timeline (stop-work, after-the-fact permits/fees, inspections), or provide the City's written code determination if the scope of work was determined not to require a permit.

Format & costs: Please produce emails as .eml/.msg with attachments; spreadsheets as .xlsx/.csv; documents as searchable PDF; and images in original formats with metadata. If estimated charges will exceed $40, please send the § 552.2615 itemized estimate (tasks and minutes). If asserting § 552.232(b) "previously furnished," identify the specific items and prior transmittal date, and still produce any later-dated responsive records.

Thank you for your prompt attention. I am available if further narrowing would expedite production.

With gratitude,

Kyle Moring

(972)[redacted] • [redacted]

On Oct 26, 2025, at 10:31 PM, Candias Webster <cwebster@mpcity.org> wrote:

Kyle,

We have no information on the request you sent. John said you called him, and he looked through documents to find this plan that was in the mix of others

This request is closed 10/26/2025

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: Kyle Moring <[redacted]>
Sent: Friday, October 24, 2025 12:24 PM
To: Candias Webster <cwebster@mpcity.org>
Cc: 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]

Ms. Webster,

This is a follow-up to my **Texas Public Information Act** request regarding the **Walmart Store #131 Tire & Lube Express (TLE) remodel**. The original request was submitted on **October 06, 2025**, and I provided **written clarification**

on October 09, 2025, identifying the custodians/systems to search, keywords, and the **January 01, 2025–present timeframe**. Please proceed under the same tracking number.

By my count, the City's **10-business-day** period to act has now elapsed. Under **Gov't Code**:

- If records **cannot be produced promptly**, the City must provide a **reasonable production date** (**§ 552.221(d)**).
- If the City intends to **withhold** any portion, it must **request an Attorney General ruling** within **10 business days** (**§ 552.301**).
- If **no responsive records exist**, the City should **certify that fact in writing** and identify any other custodian known to hold responsive materials.
- Records maintained for the City by a **vendor/portal** are public information and must be retrieved (**§ 552.002(a-1)**).

Please do one of the following within two (2) business days:

1. **Produce** responsive records electronically (rolling production is welcome); **or**
2. Confirm that you **requested an Attorney General ruling** and provide the **date/time**, **AG tracking number**, and **exceptions asserted**; **or**
3. Provide a **written certification** that **no responsive records** exist, stating whether (a) none were ever created, (b) they were destroyed pursuant to a **retention schedule** (identify series/date), or (c) they are maintained by a **different governmental body** (please identify that custodian and forward the request as appropriate).

For completeness, please include a short **search statement** confirming (a) **custodians/departments** searched (e.g., **Building/Permits, Fire Marshal/Fire, Code Enforcement, Utilities/Environmental (pretreatment/interceptors), Public Works/ROW**, and any **third-party plan review/permit portal**), (b) **systems** and **date ranges** searched, and (c) **keywords** used. This aligns with the scope I provided on **October 09, 2025**.

Format & costs: Please produce in **electronic/native** formats (emails as **.eml/.msg** with attachments; spreadsheets as **.xlsx/.csv**; documents as **searchable PDF**; photos in original format with metadata). If estimated charges will **exceed $40**, send the **§ 552.2615 itemized statement** (tasks and minutes). If you assert **§ 552.232(b) "previously furnished,"**identify the **specific items** and **prior transmittal date**, and still produce any **later-dated** responsive records.

Thank you for your prompt attention.

With gratitude,

Kyle Moring

(972)[redacted] • [redacted]

On Oct 9, 2025, at 4:41 PM, Kyle Moring <[redacted]> wrote:

Good afternoon,

Thank you for your response indicating no responsive records to my Texas Public Information Act request regarding the Walmart Store #131 Tire & Lube Express (TLE) remodel.

To ensure accuracy and expedite resolution, could you please:

1. Describe the search performed — which departments, custodians, systems, and date ranges were searched, and which keywords were used.
2. Forward the request to all likely custodians, including Building/Permits, Fire Marshal/Fire Department, Code Enforcement, Utilities/Environmental (pretreatment/interceptors), Public Works/Right-of-Way, and any third-party permitting/plan-review platform the City uses (e.g., online permit portal/contract plan reviewer).
3. Confirm whether the City maintains (or a vendor maintains on the City's behalf) any pending applications, plan review comments, hot-work permits, sprinkler/fire alarm sub-permits, Temporary Power/TCO/CO updates, or complaint/case files touching the TLE area. (See Tex. Gov't Code §552.002(a), (a-1) on information maintained for a governmental body.)
4. If truly no records exist, please confirm whether (a) none were ever created, (b) they were destroyed per retention, or (c) they are maintained by a different governmental body—with contact information for that custodian.

For convenience, I am happy to provide date-stamped photos documenting active construction conditions in/adjacent to the TLE area to help route this appropriately.

To better assist your search, here is a refined TPIA request that you may process in the same tracking number:

Location/Identifiers:

- Walmart Store #131, 2311 S. Jefferson Ave., Mount Pleasant, TX 75455
- Alternate descriptors: Tire & Lube Express (TLE), Auto Care Center, Automotive, Tire & Lube

Timeframe: Jan 1, 2025–present (or earliest date within that range)

Please provide electronic copies (PDF/CSV) of the following, including **pending/in-process** records:

1. **Building/Trade permits & plan reviews:** applications, permits (issued/denied), plan sets, plan-review comments, inspection cards, valuation summaries, Temporary Power, TCO/CO updates, and any demolition/asbestos survey notices tied to the TLE/Auto Care area.
2. **Fire Marshal/Fire:** sprinkler and fire alarm modification permits/plan reviews/acceptance tests; hot-work permits and impairment/fire watch records; any egress modifications during construction.
3. **Code Enforcement & complaints:** any cases, notices, or emails referencing TLE/Auto Care, unpermitted work, blocked egress, construction barricades, dust/noise, contractor staging, or RV/trailer occupancy by contractors on site.
4. **Environmental/Utilities:** oil/sand interceptor tie-ins or modifications; any pretreatment approvals, spill, or stormwater incident records for the TLE area.
5. **Contractor registrations/COIs/bonds** for the general contractor and **MEP/fire** subs tied to TLE/Auto Care work.

Suggested search keywords: "**TLE**", "**tire & lube**", "**auto care**", "**automotive**", "**remodel**", "**tenant improvement**", "**hot work**", "**sprinkler**", "**fire alarm**", "**egress**", "**barricade**", "**temporary power**", "**TCO**", "**CO**", "**contractor**", "**Walmart**", "**Wal-Mart Stores Texas, LLC**", "**Store 131**".

If any of the above are maintained in a City-authorized permit portal or by a contracted reviewer, please retrieve those records as public information maintained on the City's behalf (Tex. Gov't Code §552.002(a-1)).

If estimated costs exceed $40, please provide an itemized estimate before proceeding.

Thank you for your help.

With gratitude,

Kyle Moring

[redacted] | [redacted]

On Oct 9, 2025, at 4:00 PM, Candias Webster <cwebster@mpcity.org> wrote:

Good morning, Mr. Moring,

The City of Mount Pleasant has no records pursuant to your request dated **October 6, 2025**, "Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number".

If you would like to offer further clarification that may assist us in satisfactorily completing your request, you must do so in writing. Otherwise, your request will be considered complete as of 10/9/2025.

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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sender immediately and delete the material from your computer.

From: Kyle Moring <[redacted]>
Sent: Monday, October 6, 2025 12:49 PM
To: Candias Webster <cwebster@mpcity.org>
Cc: Austin Beck <abeck@dtrglaw.com>
Subject: Texas Public Information Act Request – Walmart Store #131 (TLE Remodel) — Please assign PIA Tracking Number

CAUTION: [EXTERNAL EMAIL]

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]