

State of Texas
Collin County
Commissioners Court

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Court Order
2026-795-07-27

An order of the Commissioners Court approving the filing of the June 22, 2026 minutes.

On Monday, June 22, 2026, the Commissioners Court of Collin County, Texas, met in Regular Session in the Commissioners Courtroom, Jack Hatchell Collin County Administration Building, 4th Floor, 2300 Bloomdale Road, City of McKinney, Texas, with the following members present, and participating, to wit:

Judge Chris Hill
Commissioner Cheryl Williams, Precinct 2
Commissioner Darrell Hale, Precinct 3
Commissioner Duncan Webb, Precinct 4

Absent:
Commissioner Susan Fletcher, Precinct 1

Commissioner Hale led the Invocation.
Commissioner Williams led the Pledge of Allegiance.
Judge Hill led the Pledge of Allegiance to the Texas Flag.

Judge Hill called to order the meeting of the Collin County Commissioners Court at 1:30 p.m. and adjourned the meeting at 3:09 p.m.

President Hill called to order the meeting of the Collin County Health Care Foundation at 3:09 p.m. and adjourned the meeting at 3:09 p.m.

DECISIONS MANDATED BY LEGAL ENTITIES OUTSIDE OF COMMISSIONERS COURT AUTHORITY:

1. AI-60289 Acceptance of the Diversion Alternative Plan Grant through the Texas Juvenile Justice Department, Juvenile Probation.
2. AI-60323 Personnel Appointments, Human Resources.

FYI NOTIFICATION:

1. AI-60264 P-Card Disbursements, Auditor.

COMMISSIONERS COURT BUSINESS:

Public comments related to an item on the Agenda.

Sally Binnix of Parker expressed opposition to the Restore the Grasslands development. She cited traffic and safety concerns associated with the proposed 640-home development, noting the planned single-entry, single-exit access and ongoing delays in the construction of Dillehay Road. Ms. Binnix stated that the development would worsen existing congestion in the area and requested that the Court deny the application. (Time 1:35 p.m.)

Ray Hemmig of Allen expressed opposition to the final plat for the Huffines development. He stated that the plat was incomplete and raised concerns regarding ingress, traffic, public safety, and compliance with applicable requirements. Mr. Hemmig requested that the Court deny the application. (Time 1:36 p.m.)

Garrett Scoggins, with BGE, Inc., stated that he supported the Grasslands Plat and was available to answer any questions. (Time 1:37 p.m.)

Misty Ventura of Dallas, Representing Restore the Grasslands, stated that the plat was administratively complete and technically compliant with state law and county subdivision regulations and asserted that approval was non-discretionary if regulatory requirements were met. She addressed access concerns, stating that a second access point along Gregory Lane was unavailable due to the City of Parker's denial and would require city support. Ms. Ventura also addressed groundwater concerns, stating that the property was within the City of Parker's CCN (Certificate of Convenience and Necessity) and that, if the city provided service within its CCN, groundwater would not be required. She stated that pursuant to state law, the County could not require additional studies at the plat stage and that the submitted studies are sufficient to support plat approval. (Time 1:40 p.m.)

Randall Pfluger of Parker expressed opposition to the proposed plat and urged consideration of a compromise that would reduce the number of lots. He stated that the development would significantly increase the area population, placing additional demands on municipal resources and increasing associated costs. Mr. Pfluger further contended that the proposal would alter the area's rural character and create a more crowded environment. He indicated that many of his neighbors shared these concerns and encouraged consideration of a revised plat. (Time 1:42 p.m.)

Lee Fettle, Mayor of Parker, stated that the City of Parker was united in its request that the plat be denied pursuant to Local Government Code Chapter 212. She contended that the application was not administratively complete because required documentation had not been submitted. Ms. Fettle further stated that a MUD (Municipal Utility District) had not been granted by the TCEQ (Texas Commission on Environmental Quality) and therefore did not exist to provide the proposed services. She also noted that the wastewater treatment permit remained under appeal and was not yet final. (Time 1:44 p.m.)

Joe Cordina of Parker expressed concerns regarding the proposed development's reliance on groundwater from the Trinity Aquifer. He stated that the development's projected water demand could require substantial groundwater withdrawals and contended that the long-term impacts on the aquifer and surrounding area had not been sufficiently considered. Mr. Cordina further asserted that increased pumping could affect properties and communities located south of the development and urged consideration of the potential regional impacts on water resources before proceeding. (Time 1:47 p.m.)

Ann Stormer of Parker spoke as an individual protestant in opposition to the proposed development. She expressed concerns regarding flooding and erosion along Dublin Road, citing a previous washout caused by severe water flow that resulted in the temporary closure and reconstruction of a key north-south corridor. Ms. Stormer contended that unmanaged water flow has already caused infrastructure damage in the area and has the potential to cause additional impacts in the future. She requested disapproval of the proposed plat and urged consideration of resident concerns. Ms. Stormer questioned Commissioner Williams regarding alleged employment with Huffines, to which Commissioner Williams responded that she had never worked for Huffines, did not intend to do so, and characterized the claim as unfounded gossip. (Time 1:50 p.m.)

Billy Barron, Councilmember for the City of Parker, stated that there was broad community opposition to high-density development. He focused on drainage impacts, noting that the proposed development would affect Maxwell Creek and Dublin Creek, both of which had experienced significant flooding. Mr. Barron referenced prior flooding on Maxwell Creek and the Gregory Lane bridge, which had previously washed out and been replaced. He stated that several nearby properties were located near or within the floodplain and contended that the plat did not adequately address drainage concerns. Mr. Barron added that the development would exacerbate existing flooding issues and requested the Court to deny the plat. (Time 1:52 p.m.)

Roxanne Bogdan, Councilmember for the City of Parker, requested denial of the Restore the Grasslands plat. She stated that the application was not administratively complete under Section 1.03, which requires all technical studies and legal documentation to be submitted prior to final plat consideration. Ms. Bogdan asserted that the traffic impact analysis was deficient because it was based on a prior multifamily design and did not reflect the revised layout. She stated that groundwater remained unpermitted by the North Texas Groundwater Conservation District and that Collin County MUD No. 7 lacked established authority and an assigned CCN (Certificate of Convenience and Necessity), with its status subject to ongoing dispute. Ms. Bogdan requested denial of the plat and stated that conditional approval should not be granted.

(Time 1:55 p.m.)

Carolynn Moebius of Murphy requested denial or continuance of the Restore the Grasslands final plat. She stated that the plat relied on Collin County MUD No. 7 for water, sewer, roads, drainage, and maintenance, and contended that the MUD had not been finally established and its legal authority remained under challenge. Ms. Moebius asserted that project documents contained inconsistent residential unit counts and referenced multiple differing plat materials, stating the application was not consistent or final. She further stated that traffic, access, and public safety reviews had not been demonstrated based on the proposed plat. Ms. Moebius requested that the Court require verified approvals, consistent documentation, and complete supporting technical analyses prior to taking action on the item. (Time 1:58 p.m.)

Casey Stevenson with Restore the Grasslands LLC, representing the landowner, stated that traffic impact and flood studies had been completed and reviewed by the County and TxDOT. (Time 1:59 p.m.)

Jerry Tartaglino, former mayor and Planning and Zoning Chairman of Parker, stated that he would support development consistent with one-acre or larger lots in keeping with the City's existing development pattern. He stated that the City of Parker is a large-lot community and that smaller-lot or higher-density developments would be inconsistent with that character. Mr. Tartaglino stated that the proposed development would significantly increase housing density in the area. He expressed opposition to the proposed plat and requested the Court's support in opposing it. (Time 2:01 p.m.)

Tracy Hancock, a member of the Collin County Genealogical Society, expressed support for the County Clerk's 2027 Preservation, Restoration, and Records Archive Plan. She highlighted the importance of preserving and digitizing historical records to protect the County's heritage, support public access, and ensure availability for future generations. (Time 2:02 p.m.)

1. **Consent Agenda Items:** Judge Hill asked for comments on the consent agenda. Commissioner Hale pulled li6 for comment. Hearing no others, a motion was made to approve the consent agenda.
(Time: 2:02 p.m.)

Motion by: Commissioner Cheryl Williams
Second by: Commissioner Darrell Hale
Vote: 4-0 Passed

a. **AI-60272** Disbursements for the period ending June 11, 2026, Auditor.

COURT ORDER NO. 2026-671-06-22

b. **AI-60273** Indigent Defense Disbursements, Auditor.

COURT ORDER NO. 2026-672-06-22

c. **Advertisement(s):**

1. **AI-60293** Road Materials, Cement Treated Base and Cement Stabilized Backfill (IFB 2026-279), Public Works.

COURT ORDER NO. 2026-673-06-22

2. **AI-60314** Road Materials, Liquid Asphalts (IFB 2026-277), Public Works.

COURT ORDER NO. 2026-674-06-22

3. **AI-60315** Road Materials, Aggregate for Surface Treatments (IFB 2026-278), Public Works.

COURT ORDER NO. 2026-675-06-22

4. **AI-60316** Road Materials, Asphaltic Concrete (IFB 2026-280), Public Works.

COURT ORDER NO. 2026-676-06-22

S. **AI-60313** Signs, Sign Materials and Hardware (IFB 2026-303), Public Works.

COURT ORDER NO. 2026-677-06-22

d. **Award(s):**

1. **AI-60308** Dual Compactor (Contract No. 2026-267) to Holt Texas Ltd d/b/a Holt Cat, through OMNIA No. 212816-01, Public Works.

COURT ORDER NO. 2026-678-06-22

2. **AI-60304** Ford Ranger Crew Cab 4WD - Facilities (Contract 2026-330) to Silsbee Ford Inc., through TIPS Contract No. 240901, Public Works.

COURT ORDER NO. 2026-679-06-22

3. **AI-60306** Sand Spreader (Contract 2026-274) to Southwest International Trucks Inc., through Buyboard Contract No. 723-23, Public Works.

COURT ORDER NO. 2026-680-06-22

4. **AI-60305** Vehicles for Facilities (Contract 2026-259) to Silsbee Ford Inc., through TIPS Contract No. 240901, Public Works.

COURT ORDER NO. 2026-681-06-22

5. **AI-60307** Vehicles for Sheriffs Office (Contract No. 2026-208) to Silsbee Ford Inc., through TIPS Contract No. 240901, Public Works.

COURT ORDER NO. 2026-682-06-22

e. Amendment(s):

1. **AI-60336** No. 3 to Land & Vitals Record Management System (Contract No. 2019-321) with Neumo Tax & Licensing, LLC, to add daily indexing fees (US Imaging AI & Verify - Daily Indexing) and further authorize the Purchasing Agent to finalize and execute same, County Clerk.

COURT ORDER NO. 2026-683-06-22

f. Change Order(s):

1. **AI-60251** No. 1 to Lubricants, Oils and Miscellaneous (Contract No. 2024-202) with Ataram, LLC to provide various changes to the contract, and further authorize the Purchasing Agent to finalize and execute same, Public Works.

COURT ORDER NO. 2026-684-06-22

2. **AI-60301** No. 1 to Jail and Personal Inmate Supplies (Contract No. 2024-174) with Complete Supply, Inc., to extend the contract for one (1) year through and including July 21, 2027, remove line no. 125, and further authorize the Purchasing Agent to finalize and execute same, Sheriff.

COURT ORDER NO. 2026-685-06-22

3. **AI-60302** No. 1 to Jail and Personal Inmate Supplies (Contract No. 2024-174) with ICS Jail Supplies, Inc., to provide various changes to the contract, and further authorize the Purchasing Agent to finalize and execute same, Sheriff.

COURT ORDER NO. 2026-686-06-22

g. Contract Renewal(s):

1. **AI-60287** Liquid Asphalt Application Services (Contract No. 2022-238) with Wopac Construction, Inc., to extend the contract for one (1) year through and including July 31, 2027, Public Works.

COURT ORDER NO. 2026-687-06-22

2. **AI-60288** Stone Riprap (IFB No. 2024-349) with Vulcan Construction Materials LLC d/b/a Vulcan Materials Company, to extend the contract for one (1) year through and including October 13, 2027, Public Works.

COURT ORDER NO. 2026-688-06-22

3. **AI-60297** Jail and Personal Inmate Supplies (Contract No. 2024-174) with Bob Barker Company Inc., to extend the contract for one (1) year through and including July 21, 2027, Sheriffs Office.

COURT ORDER NO. 2026-689-06-22

4. **AI-60298** Jail and Personal Inmate Supplies (Contract No. 2024-174) with Charm-Tex Inc., to extend the contract for one (1) year through and including July 21, 2027, Sheriffs Office.

COURT ORDER NO. 2026-690-06-22

- S. **AI-60299** Jail and Personal Inmate Supplies (Contract No. 2024-174) with Phoenix Supply, LLC, to extend the contract for one (1) year through and including July 21, 2027, Sheriffs Office.

COURT ORDER NO. 2026-691-06-22

6. **AI-60300** Jail and Personal Inmate Supplies (Contract No. 2024-174) with Victory Supply, LLC to extend the contract for one (1) year through and including July 21, 2027, Sheriffs Office.

COURT ORDER NO. 2026-692-06-22

h. Filing of the Minute(s), County Clerk:

1. **AI-60285** May 18, 2026.

COURT ORDER NO. 2026-693-06-22

2. **AI-60291** June 1, 2026.

COURT ORDER NO. 2026-694-06-22

i. Miscellaneous:

1. **AI-60320** Redesignation of Private Road 6079 as Lincoln Ridge Dr., GIS/Rural Addressing.

COURT ORDER NO. 2026-695-06-22

2. **AI-60321** Redesignation of Private Road 6113 as Grayland Dr, GIS/Rural Addressing.

COURT ORDER NO. 2026-696-06-22

3. **AI-60290** Deposit proceeds totaling \$62.62 from the Collin County online auction held May 22, 2026 per Local Government Code 263.156, Purchasing.

COURT ORDER NO. 2026-697-06-22

4. **AI-60317** Rescind Court Order 2026-485-05-04 for the award of Heavy Equipment, Dump Trucks (Contract No. 2026-241) to Roberts Truck Center and Award Heavy Equipment, Dump Trucks (Contract No. 2026-241) to Southwest International Trucks, Inc., through Buyboard No. 723-23, Public Works.

COURT ORDER NO. 2026-698-06-22

5. **AI-60324** Personnel Appointments, Human Resources.

COURT ORDER NO. 2026-699-06-22

6. **AI-60325** Personnel Changes, Human Resources.

Commissioner Hale congratulated Casey Reynolds, Haley Bell, and Tamera Moncier for receiving promotions. With no further comments, a motion was made to approve the agenda item.
(Time: 2:03 p.m.)

Motion By: Commissioner Darrell Hale

Second By: Commissioner Cheryl Williams

Vote: 4-0 Passed

COURT ORDER NO. 2026-700-06-22

2. General Discussion Items:

Presentation, discussion and any action regarding:

a. **AI-60271 Public Hearing-** Consideration and any action for the County Clerk's FY 2027 Preservation, Restoration, and Records Archive Plan, County Clerk.

Stacey Kemp, County Clerk, stated that the FY 2027 Preservation, Restoration, and Records Archive Plan identifies records that have been preserved and outlines future preservation projects. She reported that property records completed during the 2025-2026 preservation cycle were cleaned, deacidified, digitally imaged for permanent retention, indexed, and placed in archival storage, including disaster-safe binders or similar archival formats. Ms. Kemp noted that all files would be indexed and stored on digital media. She further stated that additional historical records had been identified for future preservation efforts and that records management information continued to be maintained in the County's database to improve tracking and efficiency. Ms. Kemp reported that criminal minutes, civil minutes, and 668 probate volumes had been preserved during the past year. Judge Hill commended Ms. Kemp, her staff, and the District Clerk's office for their ongoing efforts to preserve the County's records. Ms. Kemp clarified that preservation activities were funded through the Records Preservation Fund and did not impact the County budget.

Judge Hill opened the Public Hearing at 2:06 p.m. and asked for comments. Hearing none, Judge Hill closed the Public Hearing at 2:06 p.m. A motion was made to approve the item. (Time 2:06 p.m.)

Motion by: Commissioner Cheryl Williams

Second by: Commissioner Darrell Hale

Vote: 4-0 Passed

COURT ORDER NO. 2026-101-06-22

b. **AI-60296** \$110,000 for temporary employees to assist with records preservation project, County Clerk.

Stacey Kemp, County Clerk, requested approval to use the Records Management and Preservation Fund to hire 10 temporary employees for approximately 16 weeks to assist with records preservation efforts. She reported that the project would involve labeling and verifying approximately 86,200 civil files, 46,000 mental health files, 52,000 probate files, and 17,000 miscellaneous files. Commissioner Webb inquired whether the program utilized the Records Management Fund, and Ms. Kemp confirmed that it did.

A motion was made to approve the item as presented. (Time 2:08 p.m.)

Motion by: Commissioner Duncan Webb

Second by: Commissioner Cheryl Williams

Vote: 4-0 Passed

COURT ORDER NO. 2026-102-06-22

c. **AI-60249** Final Plat for Restore the Grasslands, Engineering.

Clarence Daugherty, Director of Engineering, stated that consideration of the Restore the Grasslands final plat had been delayed to allow additional questions to be addressed. He explained that staff had determined the application was administratively complete and recommended approval with conditions in accordance with County procedures and statutory requirements. Mr. Daugherty noted that approval of the plat represented one step in the development process and that additional reviews, studies, permits, and approvals related to drainage, utilities, groundwater, wastewater, and infrastructure would be required before development could proceed.

Commissioner Hale questioned Mr. Daugherty regarding jurisdiction, platting requirements, density, access, flooding, groundwater availability, wastewater service, MUD formation, and the County's authority over the proposed development. Mr. Daugherty responded that the property was located in the unincorporated area, with a portion subject to the City of Parker's plat approval. He stated that the County lacked authority to regulate density and that drainage, groundwater, wastewater, utility, and infrastructure requirements would be addressed through subsequent engineering review and regulatory approvals. Mr. Daugherty further advised that required approvals could be withheld if applicable requirements were not satisfied. Commissioner Hale stated that he opposed the development's character and density but acknowledged that the County's authority was limited by state law. He indicated his intent to support the plat based on staff's determination that the application complied with applicable requirements, while expressing concerns regarding access and overall design.

Commissioner Webb questioned whether single-family and multifamily classification would change based on connected units within the development. Jason Browning, Fire Marshal, responded that four or more connected units would be considered multifamily, and Mr. Daugherty advised that any such issue would be addressed during engineering review prior to construction or plat recordation. Judge Hill questioned Mr. Daugherty regarding administrative completeness and compliance with subdivision regulations. Mr. Daugherty stated that the plat required technical corrections and that applications were considered administratively complete when required submissions and agency applications were in process. The Court discussed plat approval procedures and the County's authority to withhold construction authorization and plat recordation if required conditions were not met. Commissioner Hale requested that future subdivision regulation amendments related to groundwater requirements be evaluated.

Buddy Pilgram, Mayor Pro Tern and City Council Member for the City of Parker, stated that the item before the Court was a "plat package" under County regulations and contended it was administratively incomplete at the application level. He referenced statutory options for approval, approval with conditions, or disapproval with reasons, as well as deadlines and consequences for inaction. Mr. Pilgram stated that the development was functionally multifamily, noting that many lots consisted of unit structures that met the legal definition of multifamily under Texas law. He further stated that multifamily classification would trigger additional fire access requirements, including two points of ingress and egress for developments exceeding 200 units, and that the proposed plat did not meet those standards. Mr. Pilgram further stated that the plat failed to comply with County subdivision regulations regarding completeness, drainage studies, and infrastructure requirements. He noted deficiencies and inconsistencies in drainage planning, and urged the Court to consider denying or delaying approval and reviewing all materials before action.

Misty Ventura stated that the plat application identified 624 single-family residential lots and stated that there was no intent for multifamily development. She referenced Chapter 232 of the Texas Local Government Code and stated that the County could not require studies beyond those authorized by statute and that administrative completeness must be determined within statutory timelines. She further stated that the application was deemed administratively complete under applicable law and urged the Court to approve the plat with conditions in accordance with staff recommendation.

A motion was made to approve this item as presented. (Time 3:07 p.m.)

Motion by: Commissioner Cheryl Williams

Second by: Commissioner Duncan Webb

Vote: 3-1 Passed

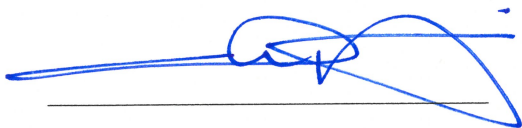
Nay: Judge Chris Hill

COURT ORDER NO. 2026-703-06-22

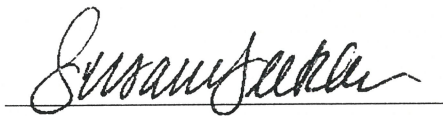
3. Executive Session Items:

The Court did not recess into Executive Session.

There being no further business of the Court, Judge Hill adjourned the meeting at 3:09 p.m.



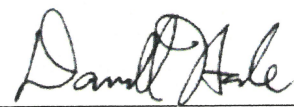
Chris Hill, County Judge



Susan Fletcher, Commissioner, Pct 1

Not Present

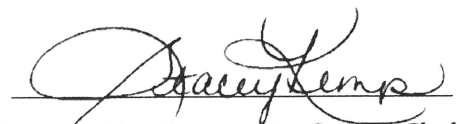
Cheryl Williams, Commissioner, Pct 2



Darrell Hale, Commissioner, Pct 3



Duncan Webb, Commissioner, Pct 4



ATTEST: Stacey Kemp, County Clerk