# (ORDER LIST: 578 U.S.)

## MONDAY, APRIL 25, 2016

## CERTIORARI -- SUMMARY DISPOSITIONS

- 15-5980 ZAVALA, JOSE V. UNITED STATES
- 15-6107 SANTIAGO-GUILLEN, MARIO T. V. UNITED STATES

The motions of petitioners for leave to proceed *in forma pauperis* and the petitions for writs of certiorari are granted. The judgments are vacated, and the cases are remanded to the United States Court of Appeals for the Fifth Circuit for further consideration in light of *Molina-Martinez* v. *United States*, 578 U. S. \_\_\_ (2016).

15-7632 VIGIL, FRANK V. COLORADO

The motion of petitioner for leave to proceed *in forma* pauperis and the petition for a writ of certiorari are granted. The judgment is vacated, and the case is remanded to the Supreme Court of Colorado for further consideration in light of Montgomery v. Louisiana, 577 U. S. \_\_\_ (2016).

## ORDERS IN PENDING CASES

15A853 BROWNLEE, JOHN A. V. UNITED STATES

The application for a certificate of appealability addressed to Justice Sotomayor and referred to the Court is denied.

15M110 CHEN, YI Q. V. UNITED STATES

15M111 SMITH, JOHN K. V. CLARKE, DIR., VA DOC

The motions to direct the Clerk to file petitions for writs of certiorari out of time are denied.

15-488 ORTIZ, JORGE V. UNITED STATES

The joint motion to defer consideration of the petition for a writ of certiorari is granted.

15-7840 HANSEN, KATHLEEN V. DEPT. OF ARMY

The motion of petitioner for reconsideration of order denying leave to proceed *in forma pauperis* is denied.

- 15-8260 WILSON, BEVERLEY D. V. WILLIAMS, STEPHEN P.
- 15-8352 OGI, FRANKLIN C. V. LYNCH, ATT'Y GEN.
- 15-8361 WATSON, ANTHONY T. V. BANK OF AMERICA, N.A.

The motions of petitioners for leave to proceed *in forma pauperis* are denied. Petitioners are allowed until May 16, 2016, within which to pay the docketing fees required by Rule 38(a) and to submit petitions in compliance with Rule 33.1 of the Rules of this Court.

## **CERTIORARI GRANTED**

- 15-5991 SHAW, LAWRENCE E. V. UNITED STATES
- 15-7250 MANRIQUE, MARCELO V. UNITED STATES

The motions of petitioners for leave to proceed *in forma pauperis* and the petitions for writs of certiorari are granted.

# **CERTIORARI DENIED**

- 14-634 ) CPV POWER HOLDINGS, ET AL. V. TALEN ENERGY MARKETING, ET AL.
- 14-694 ) FIORDALISO, JOSEPH L., ET AL. V. TALEN ENERGY MARKETING, ET AL.
- 15-623 MICHIGAN GAMING CONTROL BD. V. MOODY, JOHN, ET AL.
- 15-675 ZEPEDA, DAMIEN V. UNITED STATES

)

- 15-779 CROW ALLOTTEES, ET AL. V. UNITED STATES, ET AL.
- 15-821 BEVERLY ENTERPRISES INC., ET AL. V. CYR, JUDY, ET AL.
- 15-824 BLANCHARD, WAYNE V. BROWN, NANCY
- 15-831 DALLAS MEXICAN CONSULATE GENERAL V. BOX, BLAKE
- 15-901 PIERCE, GORDON B. V. SEC

- 15-917 ENCALADA, WILIAN V. BAYBRIDGE ENTERPRISES LTD.
- 15-1032 PETERSON, DAVIV O. V. BELL HELICOPTER TEXTRON
- 15-1043 Q. W. V. BD. OF EDUC. OF FAYETTE CTY.
- 15-1051 FROST, JEFFREY V. SHEEHAN, KATHLEEN, ET AL.
- 15-1053 HEMPHILL, PATRICK K. V. STATE FARM INSURANCE
- 15-1058 SABBAH, IBRAHIM S., ET AL. V. ROBERTSON, SHARON, ET AL.
- 15-1061 KOROLYZEN, MARIA R. V. ONEWEST BANK
- 15-1066 CHAN, FRANCIS W. V. SHARPE, J. SHELBY, ET AL.
- 15-1067 BOWDEN, THOMAS A. V. MEINBERG, STEVE, ET AL.
- 15-1069 BREINHOLT, RICHARD W., ET UX. V. DEUTSCHE BANK NATIONAL TRUST CO.
- 15-1095 WYATT, MARY N., ET AL. V. GATES, FRANCIS, ET AL.
- 15-1097 MARTINEZ, RICHARD R., ET UX. V. LYNCH, ATT'Y GEN.
- 15-1161 CLOUD SATCHEL, LLC V. BARNES & NOBLE, INC., ET AL.
- 15-1173 KEELER, HIEDA A. V. CHANG, LAWRENCE, ET AL.
- 15-1212 FULLER, PATRICIA A., ET AL. V. LANGSENKAMP, ALBERT H., ET AL.
- 15-6202 WIDI, DAVID V. UNITED STATES
- 15-7496 GILNER, ALBERT E. V. UNITED STATES
- 15-7602 READE, WILLIAM F. V. GALVIN, WILLIAM F., ET AL.
- 15-7610 JOHNSSON, MARGARET A. V. RITTMANIC, MARK B.
- 15-7695 DICKERSON, DAVID V. MISSISSIPPI
- 15-8185 NGUYEN, LAM T. V. CALIFORNIA
- 15-8213 BARWICK, DARRYL B. V. JONES, SEC., FL DOC
- 15-8250 FRANKLIN, JOHNATHAN L. V. WISCONSIN
- 15-8252 ROBERTSON, WAYNE A. V. MARYLAND
- 15-8255 LaMAR, KEITH V. HOUK, WARDEN
- 15-8256 LESTER, DAVID D. V. MACKIE, WARDEN
- 15-8258 TORNS, CHARLES, ET AL. V. JACKSON, MS, ET AL.
- 15-8261 TURNER, TERRY B. V. CALIFORNIA

- 15-8263 PARKER, BILLY R. V. BURRIS, SHERIFF, ET AL.
- 15-8266 RODRIGUEZ, IVAN V. PENNSYLVANIA
- 15-8268 COVARRUBIAS, JAIME V. WALLACE, VICTORIA, ET AL.
- 15-8270 SMITH, ROBERT L. V. STEPHENS, DIR., TX DCJ
- 15-8273 CLARK, KENNETH V. V. HOFFNER, WARDEN
- 15-8279 TAYLOR, KATHERINE V. CALIFORNIA
- 15-8282 NAILS, MAURICE V. MCEWEN, WARDEN
- 15-8284 NARAYAN, PRAKASH V. WELLS FARGO BANK
- 15-8287 ORTIZ, JUAN V. ILLINOIS
- 15-8292 LOVE, CARLOS V. SIEGLER, KELLY J.
- 15-8299 KOPPI, CHRISTOPHER J. V. VALENZUELA, WARDEN
- 15-8300 HAMPTON, MATTHEW A. V. WASHINGTON
- 15-8301 THOMPSON, WALTER V. ILLINOIS
- 15-8303 CUNNINGHAM, BENJAMIN V. EIGERMAN, DANIEL A.
- 15-8304 MALLOY, CHARLES V. GILMORE, SUPT., GREENE, ET AL.
- 15-8306 JELKS, GODFREY V. GREEN TREE CREDIT, LLC
- 15-8308 AMIR-SHARIF, LAKEITH V. STEPHENS, DIR., TX DCJ, ET AL.
- 15-8314 SOLERNORONA, CARLOS A. V. MICHIGAN
- 15-8316 SWAIN, MICHAEL L. V. MO DOC
- 15-8318 BOTEO-PORTILLO, ROBERTO C. V. LYNCH, ATT'Y GEN.
- 15-8323 PARKER, STEVEN T. V. MINNESOTA
- 15-8326 MILLER, STEPHEN S. V. CALIFORNIA
- 15-8331 GUGSA, ALEM K. V. WASHINGTON
- 15-8339 GREEN, JAMES E. V. GOBER, SHERIFF, ET AL.
- 15-8340 WILLIAMS, DIANA R. V. TURNBULL, NICHOLSON & SANDERS PA
- 15-8342 ISKANDER, YVETTE V. DEPT. OF NAVY, ET AL.
- 15-8351 PAVLIC, GARY V. DIST. ATT'Y, WASHINGTON COUNTY
- 15-8357 BREEDLOVE, LAWRENCE V. OK DOC

- 15-8358 EDEN, JACE F. V. SHOW LOW, AZ
- 15-8373 GARDU, GHEORGHE G. V. LYNCH, ATT'Y GEN.
- 15-8410 SELLERS, DANNON K. V. PLATTSMIER, CHARLES B., ET AL.
- 15-8419 LOUGHRY, ROGER L. V. COLVIN, ACTING COMM'R OF SOCIAL
- 15-8425 FLEMING, RICHARD M. V. UNITED STATES
- 15-8437 SHELLMAN, LISA E. V. COLVIN, ACTING COMM'R OF SOCIAL
- 15-8459 D'AGOSTINO, CARMEN V. UNITED STATES
- 15-8484 QUARTERMAN, KENNETH B. V. ASHTON PARK TRACE APARTMENTS
- 15-8500 DAVIS, TROY V. ROUNDTREE, JONATHAN A., ET AL.
- 15-8520 ) COLBERT, MAURICE A. V. UNITED STATES
- 15-8646 ) ROLLINS, MATTHEW V. UNITED STATES
- 15-8525 SAGET, JIMMY V. KAUFFMAN, SUPT., HUNTINGDON
- 15-8584 CORBETT, MICHAEL J. V. KERNAN, SEC., CA DOC
- 15-8585 SHEKHEM EL BEY, YASHUA A. V. NEW YORK, NY, ET AL.
- 15-8618 ZEIGLER, TROY V. BUSH, WARDEN
- 15-8644 STRICKLAND, THOMAS J. V. UNITED STATES
- 15-8652 DINKINS, CHARLA V. UNITED STATES
- 15-8677 MONTGOMERY, DUANE V. UNITED STATES
- 15-8678 MOTE, KRISHNA V. UNITED STATES
- 15-8679 PAUL, JEAN R. V. UNITED STATES
- 15-8684 OLIVER, WINSTON S. V. UNITED STATES
- 15-8685 MUNERLYN, MARQUEE V. UNITED STATES
- 15-8686 MILTON, GREGORY A. V. UNITED STATES

The petitions for writs of certiorari are denied.

15-853 WETZEL, SEC., PA DOC, ET AL. V. WASHINGTON, JAMES

The motion of respondent for leave to proceed *in forma pauperis* is granted. The petition for a writ of certiorari is denied.

15-991 GRYNBERG, CELESTE C., ET AL. V. KINDER MORGAN ENERGY, ET AL. The petition for a writ of certiorari is denied. Justice Alito took no part in the consideration or decision of this petition.

15-7426 HARRIMON, RICHARD R. V. UNITED STATES

The petition for a writ of certiorari before judgment is denied. Justice Kagan took no part in the consideration or decision of this petition.

15-8302 CUNNINGHAM, BENJAMIN V. EIGERMAN, DANIEL A., ET AL.

The motion of petitioner for leave to proceed *in forma pauperis* is denied, and the petition for a writ of certiorari is dismissed. See Rule 39.8.

15-8311 HAMILTON, JAN B. V. BIRD, DON, ET AL.

The petition for a writ of certiorari before judgment is denied.

15-8341 HALE, JOHN A. V. KING, SUPT., S. MS, ET AL.

The petition for a writ of certiorari is denied. Justice Kagan took no part in the consideration or decision of this petition.

15-8346 BUTLER, JAMES V. USDC ED MI

The motion of petitioner for leave to proceed *in forma pauperis* is denied, and the petition for a writ of certiorari is dismissed. See Rule 39.8.

# HABEAS CORPUS DENIED

- 15-8762 IN RE REGINALD BOOKMAN
- 15-8763 IN RE LOUIS D. AMIR
- 15-8784 IN RE THOMAS CUNNINGHAM
- 15-8831 IN RE LESLIE G. MORAN

The petitions for writs of habeas corpus are denied.

15-8782 IN RE HERMAN T. CLARK

The motion of petitioner for leave to proceed *in forma* pauperis is denied, and the petition for a writ of habeas corpus is dismissed. See Rule 39.8. As the petitioner has repeatedly abused this Court's process, the Clerk is directed not to accept any further petitions in noncriminal matters from petitioner unless the docketing fee required by Rule 38(a) is paid and the petition is submitted in compliance with Rule 33.1. See Martin v. District of Columbia Court of Appeals, 506 U. S. 1 (1992) (per curiam).

15-8808 IN RE ANDREW COX

The motion of petitioner for leave to proceed *in forma pauperis* is denied, and the petition for a writ of habeas corpus is dismissed. See Rule 39.8.

# **REHEARINGS DENIED**

- 15-6176 HOEVER, CONRAAD L. V. PORTER, WARDEN, ET AL.
- 15-6370 JACKSON, BILL D. V. WHITE, JESSE, ET AL.
- 15-7154 RHODES, DAVID E. V. BECKWITH, WARDEN
- 15-7408 THOMAS, CHARLES E. V. SC DOC, ET AL.
- 15-7448 CONSTANT, JOSEPH V. UNITED STATES CITIZENSHIP
- 15-7493 BARKSDALE, RANDOLPH V. MAHALLY, SUPT., DALLAS, ET AL.
- 15-7571 HAMILTON, JAN B. V. BIRD, DON, ET AL.
- 15-8018 IN RE GARVESTER BRACKEN

The petitions for rehearing are denied.

# SUPREME COURT OF THE UNITED STATES

# ARRIGONI ENTERPRISES, LLC v. TOWN OF DURHAM, CONNECTICUT, ET AL.

# ON PETITION FOR WRIT OF CERTIORARI TO THE UNITED STATES COURT OF APPEALS FOR THE SECOND CIRCUIT

## No. 15-631. Decided April 25, 2016

The motion of National Federation of Independent Business Small Business Legal Center, et al. for leave to file a brief as *amici curiae* is granted. The motion of Cato Institute for leave to file a brief as *amicus curiae* is granted. The motion of Institute for Justice for leave to file a brief as *amicus curiae* is granted. The petition for a writ of certiorari is denied.

JUSTICE THOMAS, with whom JUSTICE KENNEDY joins, dissenting from the denial of certiorari.

The question presented by this petition is whether the Court should overrule Williamson County Regional Planning Comm'n v. Hamilton Bank of Johnson City, 473 U.S. 172 (1985). In Williamson County, the Court ruled that a plaintiff's allegation that local government action resulted in a taking is not "ripe" for review in federal court until the plaintiff "seek[s] compensation through the procedures the State has provided for doing so." Id., at 194. In doing so, the Court superimposed a state-litigation requirement on the Fifth Amendment's Takings Clause. As Members of this Court have noted, the Constitution does not appear to compel this additional step before a property owner may vindicate a Takings Clause claim. San Remo Hotel, L. P. v. San Francisco, 545 U.S. 323, 349 (2005) (Rehnquist, C.J., joined by O'Connor, KENNEDY, and THOMAS, JJ., concurring in judgment).

I would grant certiorari in this case because "the justifications for [*Williamson County*'s] state-litigation require-

ment are suspect, while its impact on takings plaintiffs is dramatic." *Id.*, at 352. That requirement appears to be inconsistent with the text and original meaning of the Fifth Amendment's Takings Clause. It has also inspired gamesmanship in the lower courts. I therefore respectfully dissent from the denial of certiorari.

Ι

The Takings Clause states, "[N]or shall private property be taken for public use, without just compensation." U.S. Const., Amdt. 5. In Williamson County, the Court reasoned that this language does not "require that just compensation be paid in advance of, or contemporaneously with, the taking; all that is required is that a reasonable, certain and adequate provision for obtaining compensation exist at the time of the taking." 473 U.S., at 194 (internal quotation marks omitted). This suspect reasoning led the Court to conclude that, "because the Constitution does not require pretaking compensation, and is instead satisfied by a reasonable and adequate provision for obtaining compensation after the taking, the State's action . . . is not 'complete' until the State fails to provide adequate compensation for the taking." Id., at 195. In effect, Williamson County forces a property owner to shoulder the burden of securing compensation after the local government effects a taking.

This result seems at odds with the plain text and original meaning of the Takings Clause, which appear to make just compensation a prerequisite to taking property for public use. As critics of *Williamson County* have opined, the Takings Clause is more than a mere remedy. The requirement to pay just compensation "places a condition on the [government's] exercise of" the power to take private property in the first instance. *First English Evangelical Lutheran Church of Glendale* v. *Los Angeles*, 482 U. S. 304, 314 (1987). This follows from the text's "mandate

 $\mathbf{2}$ 

that there shall be no taking 'without just compensation.'" Breemer, Overcoming *Williamson County*'s Troubling State Procedures Rule: How the *England* Reservation, Issue Preclusion Exceptions, and the Inadequacy Exception Open the Federal Courthouse Door to Ripe Takings Claims, 18 J. Land Use & Env. L. 209, 219 (2003). The Clause is most naturally "read to mean that compensation must accompany the taking," and not that "the claimant shall have the opportunity to ask for the compensation remedy in a post-taking court action." *Ibid.* A purported exercise of the eminent-domain power is invalid, the Fifth Amendment suggests, unless the Government pays just compensation before or at the time of its taking.

This understanding of the just-compensation requirement as a constraint on Government power appears to comport with historical understandings of the Takings Clause and its state analogues. "During the century following the ratification of the Bill of Rights and parallel state provisions, courts held that compensation must be provided at the time of the act ... alleged to be a taking." Breemer, supra, at 220; see also Brauneis, The First Constitutional Tort: The Remedial Revolution in Nineteenth-Century State Just Compensation Law, 52 Vand. L. Rev. 57, 113 (1999) (same). The Court has recognized that a property owner is at least "entitled to reasonable, certain and adequate provision for obtaining compensation before his occupancy is disturbed." Cherokee Nation v. Southern Kansas R. Co., 135 U.S. 641, 659 (1890) (emphasis added).

In short, both the text of the Takings Clause and historical evidence cast doubt on *Williamson County*'s treatment of just compensation as a mere remedy, rather than a condition on the Government's eminent-domain power.

Π

The trouble did not stop with Williamson County. In

San Remo Hotel, the Court exacerbated the effects of the *Williamson County* rule, and, together, the two cases have created an untenable situation for Takings Clause plain-tiffs in the federal courts.

In San Remo Hotel, petitioners (hotel owners) challenged a city ordinance that required them to pay a conversion fee on Takings Clause grounds. 545 U. S., at 326. The petitioners first litigated their claims in state court, as Williamson County required them to do. After they lost, petitioners sought relief in federal court and asked the federal courts to consider the takings issues anew. 545 U. S., at 326. The District Court and Ninth Circuit, however, agreed that federal courts owed full faith and credit to the state courts' judgments, and so refused to consider the takings claims de novo. Id., at 327. This Court affirmed. Id., at 347.

San Remo Hotel dooms plaintiffs' efforts to obtain federal review of a federal constitutional claim even after the plaintiffs comply with Williamson County's exhaustion requirement. The principles at work in those decisions serve as a "mechanism for keeping property owners out of federal court." Berger & Kanner, Shell Game! You Can't Get There From Here: Supreme Court Ripeness Jurisprudence in Takings Cases at Long Last Reaches the Selfparody Stage, 36 Urb. Law. 671, 687 (2004). "Once a property owner sues in state court, any attempt to follow Williamson County's directive to then litigate the 'ripened' Fifth Amendment case in federal court is met by one or more of the preclusion doctrines and the case is summarily dismissed by giving 'full faith and credit' to the state court judgment." Ibid. The rules thus operate to "ensur[e] that litigants who go to state court to seek compensation [under Williamson County] will likely be unable later to assert their federal takings claims in federal court." San Remo Hotel, 545 U.S., at 351 (Rehnquist, C.J., concurring) in judgment). "State courts thus get first bite at these

actions under *Williamson County*—and they get the only bite under *San Remo*." Bloom & Serkin, Suing Courts, 79 U. Chi. L. Rev. 553, 605 (2012).

Moreover, employing the rules announced in *Williamson* County and San Remo Hotel, clever state-government attorneys have rendered a nullity even the chance at review in *state* court. When a plaintiff files a suit in state court to exhaust his remedies as Williamson County instructs, state-government entities and officials may remove that suit to federal court under 28 U.S.C. §1441. Once in federal court, some state defendants have moved to dismiss on the ground that "the plaintiff did not litigate first in the state court." Berger, supra, at 673. And some federal judges have dismissed the claims, rather than remanding them. See, e.g., Koscielski v. Minneapolis, 435 F. 3d 898, 903 (CA8 2007) (approving of the dismissal of a removed takings claim for lack of finished state-court procedures). This gamesmanship leaves plaintiffs with no court in which to pursue their claims despite Williamson *County's* assurance that property owners are guaranteed access to court at some point.

Along these lines, Williamson County has downgraded the protection afforded by the Takings Clause to secondclass status. Plaintiffs alleging violations of other enumerated constitutional rights ordinarily may do so in federal court without first availing themselves of state But the same is not true for a Takings Clause court. plaintiff. The other "notable exception" is "for prisoner Samaha, On Law's Tiebreakers, 77 U. Chi. plaintiffs." L. Rev. 1661, 1722 (2010). We should consider overturning Williamson County because there is "no reason why the Takings Clause of the Fifth Amendment, as much a part of the Bill of Rights as the First Amendment or Fourth Amendment, should be relegated to the status of a poor relation." Dolan v. Tigard, 512 U. S. 374, 392 (1994).

## III

Finally, we should reconsider Williamson County because our attempts to ameliorate the effects of its statelitigation rule have spawned only more confusion in the lower courts. As early as 1992, the Court began to recast the state-litigation rule as a "prudential" rather than jurisdictional requirement. Lucas v. South Carolina Coastal Council, 505 U.S. 1003, 1012, and n. 3 (1992); Suitum v. Tahoe Regional Planning Agency, 520 U.S. 725, 733-734 (1997) (same). We have also explained—in no uncertain terms-that the state-litigation rule is not "jurisdictional," and have therefore determined that a plaintiff's failure to exhaust state remedies was "waived" because neither party addressed the issue. Stop the Beach Renourishment, Inc. v. Florida Dept. of Environmental Protection, 560 U.S. 702, 729 (2010); see also Horne v. Department of Agriculture, 569 U.S. \_\_\_, (2013) (slip op., at 11-12) (explaining that the state-litigation rule is "not, strictly speaking, jurisdictional"); see also Crocker, Justifying a Prudential Solution to the Williamson County Ripeness Puzzle, 49 Ga. L. Rev. 163, 179–181 (2014) (noting that these cases have "put an end to th[e] [jurisdictional versus non-jurisdictional] debate by declaring the compensation prong non-jurisdictional and expressly endorsing the possibility of waiver or forfeiture"). Nevertheless, several Courts of Appeals continue to treat the Williamson County rule as a jurisdictional rule limiting the courts' power to consider federal takings claims until the plaintiffs exhaust state-law remedies. See Marek v. Rhode Island, 702 F. 3d 650, 653-654 (CA1 2012) (explaining that a federal court cannot exercise "jurisdiction" over a "takings claim" until a plaintiff pursues state remedies); Snaza v. St. Paul, 548 F. 3d 1178, 1182 (CA8 2008) (rejecting plaintiff's argument that the Williamson County doctrine was merely "prudential" and insisting that it was "jurisdictional"); Busse v. Lee County, 317 Fed. Appx. 968,

 $\mathbf{6}$ 

972 (CA11 2009) (holding that plaintiff's takings claim was not ripe because he had not exhausted state remedies and concluding that the District Court therefore "did not err in finding that it lacked subject matter jurisdiction"); cf. Perfect Puppy, Inc. v. East Providence, 807 F. 3d 415, 421, n. 6 (CA1 2015) (recognizing the split). Even those courts that have cast the state-litigation rule as "prudential" are divided over whether the rule may be waived. Compare Peters v. Clifton, 498 F. 3d 727, 734 (CA7 2007) (holding that "[t]he prudential character of the *Williamson* requirements do not ... give the lower federal courts license to disregard them"), with Sansotta v. Nags Head, 724 F. 3d 533, 545 (CA4 2013) (courts may "determine that in some instances, the rule should not apply"); MHC Financing Ltd. Partnership v. San Rafael, 714 F. 3d 1118, 1130 (CA9 2013) (same). In short, the Court's efforts to bring clarity have failed. The guagmire that the Court has created in the lower courts is yet another reason to grant the petition. See this Court's Rule 10(a).

\* \* \*

In the 30 years since the Court decided *Williamson County*, individual Justices have expressed grave doubts about the validity of that decision and have called for reconsideration. This case presents the opportunity to consider whether there are any justifications for the ahistorical, atextual, and anomalous state-litigation rule, and if not, to overrule *Williamson County*. I respectfully dissent from the denial of certiorari.