



AGENDA CITY COUNCIL MEETING

September 18, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, TX

Notice is hereby given that a meeting of the Lucas City Council will be held on Thursday, September 18, 2025, beginning at 6:30 PM at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council will be physically present at this meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/departments/public-meetings/>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the City Secretary prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email City Secretary Toshia Kimball at tkimball@lucastexas.us by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

Citizen Input

1. Citizen Input

Community Interest

Pursuant to Section 5510415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulations or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders about upcoming City Council events; 5) information about community events; and 6) announcements involving imminent threat to public health and safety.

2. Items of Community Interest

Consent Agenda

All items listed under the consent agenda are considered routine and are recommended to the City Council for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

3. **Consent Agenda Alana Cohen, HR Manager, Joe Hilbourn, Development Services Director, Patrick Hubbard, CIP Manager, Toshia Kimball, City Secretary, Mayor Dusty Kuykendall**
 - A. Approval of the September 4, 2025 Meeting Minutes
 - B. Approval of Ordinance No. 2025-09-01020 adopting Texas Municipal Retirement System (TMRS) plan changes for the City of Lucas. **Alana Cohen, HR Manager**
 - C. Authorize the City Manager to enter into a professional services agreement with JTG Engineering, PLLC, in the amount not to exceed \$78,000 for General Engineering Services funded in account 11-6209-309 (Professional Services) for a one-year period beginning October 1, 2025, through September 30, 2026. **Joe Hilbourn, Development Services Director, Patrick Hubbard, CIP Manager**

Public Hearing

Regular Agenda

4. Consider adopting Ordinance 2025-09-01025 of the City of Lucas, Texas, amending the Code of Ordinances by amending Chapter 3 titled "Building Regulations" by amending Article 3.04 titled "Building Code" by adopting the 2024 Edition of the International Building Code with amendments; by adopting Ordinance 2025-09-01026, amending Article 3.05 Titled "Mechanical Code" by adopting the 2024 Edition of the International Mechanical Code with amendments; by adopting Ordinance 2025-09-01030, amending Article 3.06 titled "Plumbing" by amending Division 2 titled "Plumbing Code" by adopting the 2024 Edition of the International Plumbing Code with amendments; by adopting Ordinance 2025-09-01034, amending Article 3.07 titled "Electricity" by amending Division 3 titled "Electrical Code" by adopting the 2023 National Electrical Code with amendments; by adopting Ordinance 2025-09-01024, amending Article 3.08 titled "Residential Code" by adopting the 2024 Edition of the International Residential Code with amendments and Appendices A, B, C, D, E, F, G, H, J, M, N, O. P, Q and U, save and except Sections R324.1 through R324.2 of the 2003 International Residential Code which remain unchanged to require Residential Fire Sprinklers; by adopting Ordinance 2025-09-01028, amending Article 3.09 titled "Energy Conservation Code" by adopting the 2024 Edition of the International Energy Conservation Code with amendments; by adopting Ordinance 2025-09-01032, amending Article 3.10 titled "Fuel Gas Code" by adopting the 2024 Edition of the International Fuel Gas Code with amendments; by adopting Ordinance 2025-09-01029, amending Article 3.20 titled "Existing Building Code" to adopt the 2024 Edition of the International Building Code with amendments; by adopting Ordinance 2025-09-01033, amending Article 3.21 titled "Swimming Pool and Spa Code" to adopt the 2024 Edition of the International Swimming Pool and Spa Code with amendments; by adopting Ordinance 2025-09-01031,

amending Chapter 5 titled “Fire Prevention and Protection” by amending Article 5.03 titled “Fire Code” by adopting the 2024 Edition of the International Fire Code with amendments and Appendices A-I and the latest edition of the National Fire Protection Association Standard 1, save and except Section 903.2 of the 2003 International Fire Code which remains unchanged to require the installation of automatic sprinkler systems throughout all levels of new Group A, B, E, F, H, I, M, R, S and Commercial U Occupancies; by adopting Ordinance 2025-09-01027, amending Article 3.19 Fencing Requirements, Section 3.19.002 Residential, Agriculture & Estate Districts. **Joe Hilbourn, Development Services Director**

Executive Session

As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

5. Executive Session: An Executive Session is not scheduled for this meeting.
6. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.
7. Adjournment

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City’s website at www.lucastexas.us on or before 5:00 p.m. on September 12, 2025.

Toshia Kimball, City Secretary

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to City Secretary Toshia Kimball at 972.912.1211 or by email at tkimball@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas City Council Agenda Request September 18, 2025

Requester: Alana Cohen, HR Manager
Joe Hilbourn, Development Services Director
Patrick Hubbard, CIP Manager
Toshia Kimball, City Secretary
Mayor Dusty Kuykendall

Agenda Item Request:

Consent Agenda

Background Information:

House Bill 3161 (89th Legislature) allows municipalities to adopt an 8% employee contribution rate effective September 1, 2025. Ordinance No. 2025-09-01020 implements these TMRS changes for the City of Lucas: increasing the employee contribution rate to 8% effective October 1, 2025, reauthorizing annual Updated Service Credits (USCs), reauthorizing annual Cost of Living Adjustments (COLAs) for retirees and beneficiaries, and removing the statutory maximum contribution rate limit. The City Council approved the FY 2025–26 budget on August 25, 2025, which includes funding for this increase, and City action by ordinance is required to formally adopt these changes.

The fifth amendment to the professional services agreement with JTG Engineering, PLLC, for General Engineering Services (i.e., on-call engineering) will be extended for an additional one-year period. The term of the existing contract will expire on September 30, 2025. Funding for this contract, the Sixth amended and restated agreement, is included in account 11-6209-309 (Professional Services) in the city's annual budget for Fiscal Year 2025/2026.

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

The City's future TMRS contribution rates will be actuarially determined and adjusted accordingly.

Funding for this contract, the Sixth amended and restated agreement, is included in account 11-6209-309 (Professional Services) in the city's annual budget for Fiscal Year 2025/2026.

Recommendation:

City Staff recommends approval of the Consent Agenda.

Motion:

I make a motion to approve the Consent Agenda as presented.



MINUTES **CITY COUNCIL REGULAR MEETING**

September 4, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

City Councilmembers Present:

Mayor Dusty Kuykendall
Mayor Pro Tem Debbie Fisher
Councilmember Chris Bierman
Councilmember Neil Peterson
Councilmember Brian Stubblefield
Councilmember Tim Johnson
Councilmember Phil Lawrence

City Staff Present:

City Manager John Whitsell
City Secretary Toshia Kimball
Development Services Director Joe Hilbourn
Fire Chief Ted Stephens

Mayor Kuykendall called the meeting to order at 6:30 p.m., determined that a quorum was present, and the Pledge of Allegiance was recited.

Citizen Input

1. Citizen Input

Community Interest

2. Items of Community Interest:

Mayor Kuykendall presented the items of Community Interest.

- Lucas Farmers Market – Upcoming Farmers Market September 13, 2025, 8:00 a.m. to 12:00 p.m. with our 9/11 Memorial Public Safety Event.
- Public Lands Trail Cleanup – Blackland Prairie Raptor Center, September 20, 2025, 9 a.m. - 1 p.m.
- Movie in the Park – October 3, 2025, at 7 p.m. The movie will be Scoob. Free Hot dogs, chips, and popcorn will be served.
- Lucas Fire Rescue Open House – October 5, 2025, 12 p.m. – 3 p.m. at the Lucas Fire Station.

Consent Agenda

3. Consent Agenda:

A. Approval of minutes of the August 21, 2025, City Council meeting.

B. Approval of minutes of the August 25, 2025, City Council Special meeting.

C. Authorize the Mayor to negotiate and enter into an Interlocal Agreement between the City of Lucas and Collin County for animal control services for the period of one-year beginning October 1, 2025, through September 30, 2026, in an amount



MINUTES
CITY COUNCIL REGULAR MEETING

September 4, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

not to exceed \$19,030.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Lawrence, to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.

Public Hearing

4. Conduct a public hearing to consider the request by Christopher and Mary Ann Ray, property owners at 2450 Westchester Drive, Stonegate (CLU), Block A, Lot 27, amended plat; Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit totaling fourteen hundred ninety-nine (1,499) square feet in size with the following stipulation: no exterior lighting permitted on the South or West sides of the ADU.
 - A. Presentation by Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on the amendment request

Development Services Director Joe Hilbourn presented.

Mayor Kuykendall read emails in support:

- Jason Fisch, 2100 Purdue Drive, Lucas, Texas, 75002, in support.
- Rod Duncan, 155 Westchester Drive, Lucas, Texas, 75002, in support.
- Linda and Jose Miramontes, 255 Stanford Drive, Lucas, Texas, 75002, in support.
- Felix and Avis Braggs, 2480 Whispering Acres Lane, Lucas, Texas, 75002, in support.
- Stan and Christie Hermann, 2150 Purdue Drive, Lucas, Texas, 75002, in support.
- David Jennings, 245 Stanford Drive, Lucas, Texas, 75002, in support.

Mayor Kuykendall opened the public hearing at 6:41 pm.

Mayor Kuykendall closed the public hearing at 6:41 pm.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Johnson, to approve ordinance number 2025-09-01012 and the request by Christopher and Mary Ann Ray,

**CITY COUNCIL REGULAR MEETING**

September 4, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

property owners at 2450 Westchester Drive, Stonegate (CLU), Block A, Lot 27, amended plat; Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit totaling fourteen hundred ninety-nine (1,499) square feet in size with the following stipulation: no exterior lighting permitted on the South or West sides of the ADU. The motion passed unanimously by a 7 to 0 vote.

Regular Agenda

5. **Consider and act on approving Resolution R-2025-09-05573, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, SUPPORTING THE CREATION OF A MUNICIPAL POLICE DEPARTMENT TO BE KNOWN AS THE LUCAS POLICE DEPARTMENT; SETTING FORTH THE PURPOSE AND INTENT TO ESTABLISH LOCAL LAW ENFORCEMENT SERVICES; AND PROVIDING AN EFFECTIVE DATE.**

City Manager John Whitsell presented.

Debbie Jacobs, 1415 Ford Lane, Lucas, Texas, 75002, questioned why the project was not brought forth to a vote by the citizens. She also requested a review of the budget, including the police officer pension amount, salaries, and the Community Center renovation costs for the project.

MOTION: A motion was made by Mayor Kuykendall, seconded by Councilmember Lawrence to approve/deny Resolution R-2025-09-05573, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, SUPPORTING THE CREATION OF A MUNICIPAL POLICE DEPARTMENT TO BE KNOWN AS THE LUCAS POLICE DEPARTMENT; SETTING FORTH THE PURPOSE AND INTENT TO ESTABLISH LOCAL LAW ENFORCEMENT SERVICES; AND PROVIDING AN EFFECTIVE DATE. The motion passed unanimously by a 7 to 0 vote.

6. **Consider a request by Blaze Bounds with Kimley Horn on behalf of Malouf Interest INC for a preliminary plat and amended site plan for Lucas Crossing, formerly Lucas Town Center, on a tract of land being 41.9954 acres (1,829,317 square feet) in the A0017 James Anderson Survey, Sheet 2, Tract 27 and Tract 29, City of Lucas, Collin County, Texas, more commonly known as the Hunt tract at the northwest corner of the Parker Road and Country Club Road intersection.**

Development Services Director Joe Hilbourn presented.

MOTION: A motion was made by Mayor Pro Tem Fisher, seconded by Councilmember Johnson to approve a request by Blaze Bounds with Kimley Horn on behalf of Malouf Interest INC for a preliminary plat and amended site plan on a tract of land being 41.9954 acres (1,829,317 square feet) in the A0017 James Anderson Survey,



MINUTES **CITY COUNCIL REGULAR MEETING**

September 4, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Sheet 2, Tract 27 and Tract 29, City of Lucas, Collin County, Texas, more commonly known as the Hunt tract at the northwest corner of the Parker Road and Country Club Road intersection. The motion passed unanimously by a 7 to 0 vote.

7. **Consider authorizing the City Manager to negotiate and enter into a licensing agreement with William Wade Shipley for the use of 30 foot by 1,320-foot right-of-way dedication to the east of his property located west of 2515 Orr Rd and north of the homes on Stanford Drive.**

Development Services Director Joe Hilbourn presented.

Mayor Kuykendall called up members of the public to speak:

- Randy Hora, 250 Doris Drive, Lucas, Texas, 75002, in opposition.
- Scott Clynch, 200 Doris Drive, Lucas, Texas, 75002, in opposition.
- Mike McClain, 330 Doris Drive, Lucas, Texas, 75002, in opposition.
- Jared Smothermon, 290 Doris Drive, Lucas, Texas, 75002, in opposition.
- Chris Blockman, 4526 Livingston Avenue, Dallas, Texas, 75205, in support. Representative of Mr. Bill Shipley.

The City Council convened into Executive Session at 7:30 pm on Agenda Item #7. The City Council reconvened from Executive Session at 7:44 pm. There is no motion on this item. Council asked the City Manager to work on an access agreement with city staff, the attorney, and the applicant and present it to the City Council for review and open discussion.

Executive Session Agenda

8. **Executive Session:**

There was no Executive Session scheduled, but an Executive Session was held for item #7.

9. **Reconvene from Executive Session and take any action necessary as a result of the Executive Session.**

City Council reconvened from Executive Session at 7:44 pm. There is no motion on this item. Council asked the City Manager to work on an access agreement with city staff, the attorney, and the applicant and present it to the City Council for review and open discussion.



MINUTES
CITY COUNCIL REGULAR MEETING

September 4, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Adjournment

10. Adjournment.

MOTION: A motion was made by Councilmember Johnson, seconded by Councilmember Lawrence to adjourn the meeting at 7:45 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

ATTEST:

Dusty Kuykendall, Mayor

Toshia Kimball, City Secretary



City of Lucas City Council Agenda Request September 18, 2025

Requester: Alana Cohen, HR Manager

Agenda Item Request:

Approval of Ordinance No. 2025-09-01020 adopting Texas Municipal Retirement System (TMRS) plan changes for the City of Lucas.

Background Information:

House Bill 3161 (89th Legislature) allows municipalities to adopt an 8% employee contribution rate effective September 1, 2025. Ordinance No. 2025-09-01020 implements these TMRS changes for the City of Lucas: increasing the employee contribution rate to 8% effective October 1, 2025, reauthorizing annual Updated Service Credits (USCs), reauthorizing annual Cost of Living Adjustments (COLAs) for retirees and beneficiaries, and removing the statutory maximum contribution rate limit. The City Council approved the FY 2025–26 budget on August 25, 2025, which includes funding for this increase, and City action by ordinance is required to formally adopt these changes.

Attachments/Supporting Documentation:

1. 03b - TMRS ORDINANCE 2025-09-01020

Budget/Financial Impact:

The City's future TMRS contribution rates will be actuarially determined and adjusted accordingly.

Recommendation:

City Staff recommends approval of the Consent Agenda.

Motion:

I make a motion to approve the Consent Agenda as presented.



**ORDINANCE # 2025-09-01020
[TMRS 2025 PLAN CHANGES]**

AN ORDINANCE REGARDING THE CITY OF LUCAS' TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS AUTHORIZING (1) AN INCREASE TO THE EMPLOYEE CONTRIBUTION RATE; (2) ANNUALLY ACCRUING UPDATED SERVICE CREDITS; (3) ANNUALLY ACCRUING ANNUITY INCREASES, ALSO REFERRED TO AS COST OF LIVING ADJUSTMENTS (COLAS) FOR RETIREES AND THEIR BENEFICIARIES; AND (4) REMOVAL OF THE STATUTORY MAXIMUM CONTRIBUTION RATE LIMIT.

Whereas, the City of Lucas, Texas (the "City"), elected to participate in the Texas Municipal Retirement System (the "System" or "TMRS") pursuant to Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the "TMRS Act"); and

Whereas, each person who is or becomes an employee of the City on or after the effective date of the City's participation in the System in a position that normally requires services of 1,000 hours or more per year ("Employee") shall be a member of the System ("Member") as a condition of their employment; and

Whereas, House Bill 3161, 89th Texas Legislature, R.S., 2025, amended TMRS Act §855.401(a) to read that each municipality participating in the System shall designate the rate of Member contributions for Employees and shall elect a rate of five, six, seven, or – effective September 1, 2025 – eight percent of the Employees' compensation; and

Whereas, the City Council finds that it is in the public interest to: (1) increase the Employee contribution rate contributed to TMRS, (2) in accordance with TMRS Act §853.404 and §854.203(h), reauthorize annually accruing Updated Service Credits, (3) in accordance with TMRS Act §854.203 and §853.404, reauthorize annually accruing annuity increases, also referred to as cost of living adjustments ("COLAs") for retirees and their beneficiaries, and (4) authorize actuarially determined city contribution rate payments and remove the statutory maximum contribution rate ("StatMax") limit; now:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS:

Section 1. Increased Employee Contribution Rate.

(a) The rate of Employee contributions to be made by the City to the System shall be **8%** of the compensation of Employees who are Members, in accordance with TMRS Act §855.401. The City shall submit a monthly payroll report and deposit the amounts deducted from Employees' compensation to the System in accordance with TMRS Act §855.402.

(b) The increased Employee contribution rate under this Section shall be effective on the first day of the month of October, 2025.

Section 2. Authorization of Annually Accruing Updated Service Credits.

(a) As authorized by TMRS Act §854.203(h) and §853.404, and on the terms and conditions set out in TMRS Act §§853.401 through 853.404, the City authorizes each Member of the System who on the first day of January of the calendar year immediately preceding the January 1 on which the Updated Service Credits will take effect (i) has current service credit or prior service credit in the System by reason of service to the City, (ii) has at least 36 months of credited service with the System, and (iii) is a TMRS-contributing Employee of the City, to receive "Updated Service Credit," as that term is defined and calculated in accordance with TMRS Act §853.402.

(b) The Updated Service Credit authorized and provided under this Ordinance shall be **100%** of the "base Updated Service Credit" of the TMRS Member calculated as provided in TMRS Act §853.402.

(c) If the City previously adopted an ordinance authorizing Updated Service Credit for unforfeited prior service credit and/or current service credit with another System participating municipality (also known as "Transfer USC"), the calculations and adjustments set forth in TMRS Act §853.601 apply to any such prior Transfer USC.

(d) Each Updated Service Credit authorized and provided by this Ordinance shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(e) The initial Updated Service Credit authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the Board of Trustees ("Board") of the System. Pursuant to TMRS Act §853.404, the authorization and grant of Updated Service Credits in this Section shall be effective on January 1 of each subsequent year, using the same percentage of the "base Updated Service Credit" stated in Subsection (b) in computing Updated Service Credits for each future year, provided that, as to such subsequent year, the actuary for the System has made the determination set forth in TMRS Act §853.404(d), until this Ordinance ceases to be in effect as provided in TMRS Act §853.404(e).

Section 3. Authorization of Annual Increases in Retirement Annuities, or COLAs.

(a) On the terms and conditions set out in TMRS Act §854.203 and §853.404, the City authorizes and provides for payment of the increases described by this Section to the annuities paid to retired City employees and beneficiaries of deceased City retirees (such increases also called COLAs). An annuity increased under this Section replaces any annuity or increased annuity previously granted to the same person.

(b) The amount of the annuity increase under this Section is computed as the sum of the prior service and current service annuities on the effective date of retirement of the person on whose service the annuities are based, multiplied by **70%** of the percentage change in Consumer Price Index for All Urban Consumers, from December of the year immediately preceding the effective date of the person's retirement to the December that is 13 months before the effective date of the increase under this Section.

(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation under this Section does not result in an increase in the amount of an annuity, the amount of the annuity will not be changed under this Section.

(e) The amount by which an increase under this Section exceeds all previously granted increases to an annuitant is an obligation of the City and of its account in the benefit accumulation fund of the System (the "City's BAF").

(f) The initial increase in annuities authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the System's Board. Pursuant to TMRS Act §853.404, an increase in retirement annuities shall be made on January 1 of each subsequent year, provided that, as to such subsequent year, the actuary for the System has made the determination set forth in TMRS Act §853.404(d), until this Ordinance ceases to be in effect as provided in TMRS Act §853.404(e).

Section 4. Removal of Maximum Contribution Rate Limit.

(a) Pursuant to TMRS Act §855.407, the City elects to make normal service and prior service contributions to the City's BAF at the combined rate of the total compensation paid to its Employees who are System Members as the System's actuary annually determines is necessary to fund all obligations chargeable to the City's BAF, within the amortization period determined as applicable to the City under the TMRS Act and regardless of other TMRS Act provisions limiting the combined rate of City contributions.

(b) The removal of the maximum contribution rate limit under this Section shall be effective on the first day of the month of October, 2025.

Passed and approved _____, 20_____.

ATTEST:

APPROVED:

City Secretary

Mayor



City of Lucas City Council Agenda Request September 18, 2025

Requester: Joe Hilbourn, Development Services Director
Patrick Hubbard, CIP Manager

Agenda Item Request:

Authorize the City Manager to enter into a professional services agreement with JTG Engineering, PLLC, in the amount not to exceed \$78,000 for General Engineering Services funded in account 11-6209-309 (Professional Services) for a one-year period beginning October 1, 2025, through September 30, 2026.

Background Information:

The fifth amendment to the professional services agreement with JTG Engineering, PLLC, for General Engineering Services (i.e., on-call engineering) will be extended for an additional one-year period. The term of the existing contract will expire on September 30, 2025. Funding for this contract, the Sixth amended and restated agreement, is included in account 11-6209-309 (Professional Services) in the city's annual budget for Fiscal Year 2025/2026.

Attachments/Supporting Documentation:

1. 03c - JTG Eng - 2026 PSA

Budget/Financial Impact:

Funding for this contract, the Sixth amended and restated agreement, is included in account 11-6209-309 (Professional Services) in the city's annual budget for Fiscal Year 2025/2026.

Recommendation:

City Staff recommends approval of the Consent Agenda.

Motion:

I make a motion to approve the Consent Agenda as presented.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**SIXTH AMENDED AND RESTATED
AGREEMENT FOR PROFESSIONAL SERVICES
WITH JTG ENGINEERING PLLC**

This Sixth amended and restated agreement (“Agreement”) is made by and between the City of Lucas, Texas (“City”) and JTG Engineering, PLLC, a Professional Limited Liability Company (“Professional”) (each a “Party” and collectively the “Parties”), acting by and through their authorized representatives.

RECITALS:

WHEREAS, the City and JTG Engineering PLLC entered into a contract for General Engineering Services dated June 9, 2021; and

WHEREAS, the City has requested through this Sixth Amended and Restated Agreement an extension as provided in attached Exhibit “B” pursuant to the Original Contract; and

WHEREAS, the City desires in connection with the General Engineering Services Agreement (the “Project”) to engage the services of the Professional as an independent contractor, and not as an employee, to provide the services described in Exhibit “A” (the “Scope of Services”) on the terms and conditions set forth in this Agreement; and

WHEREAS, the Professional desires to render professional services for the City on the terms and conditions set forth in this Agreement;

NOW THEREFORE, in exchange for the mutual covenants set forth herein, and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

**Article I
Term**

1.1 This Agreement shall commence on the last date of execution hereof (“Effective Date”) and continue until completion of the services, unless sooner terminated as provided herein.

1.2 Either Party may terminate this Agreement by giving thirty (30) days prior written notice to the other Party. In the event of such termination the Professional shall deliver to City all finished and unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs or other items prepared by the Professional in connection with this Agreement. Professional shall be entitled to compensation for any services completed to the reasonable satisfaction of the City in accordance with this Agreement prior to such termination.

Article II Scope of Service

2.1 The Professional shall perform the services in connection with the Project as set forth in Exhibit “A”, Scope of Services. The City may issue Work Orders detailing the specific Scope of Services to be performed by the Professional.

2.2 The City shall, prior to commencement of services, provide the Professional with the information set forth in Exhibit “D”, if any.

2.3 The Parties acknowledge and agree that any and all opinions provided by the Professional in connection with the Scope of Services represent the professional judgment of the Professional, in accordance with the professional standard of care applicable by law to the services performed hereunder.

2.4 Upon execution of this Agreement the City has the right to use the Professional’s instruments of service for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the City substantially performs its obligations, including prompt payment of all sums when due, under this Agreement. The City’s Project Contractor, Construction Manager, Subcontractors, Sub-subcontractors, and material or equipment suppliers, as well as the City’s consultants and separate contractors, may reproduce applicable portions of the instruments of service for use in performing services or construction for the Project. Upon payment of all amounts due Professional hereunder, all materials and reports prepared by the Professional in connection with this Agreement shall become the property of the City. The City shall have the right to publish, disclose, distribute and otherwise use such materials and reports only for those purposes for which they were intended.

Article III Schedule of Work

The Professional agrees to complete the required services in accordance with the Project Schedule outlined in Exhibit “B” and within each Work Order issued by the City once mutually agreed upon by both Parties.

Article IV Compensation and Method of Payment

4.1 Professional will be compensated in accordance with the payment schedule and amounts set forth in Exhibit “C” (the “Compensation Schedule”), but at no time shall the total compensation for this Agreement exceed \$78,000.00. Unless otherwise provided herein, payment to the Professional shall be monthly based on the Professional’s monthly progress report and detailed monthly itemized statement for services that shows the names of the Professional’s employees, agents, contractors performing the services, the time worked, the actual services performed the rates charges for such service, reimbursable expenses, the total amount of fee earned to date and the amount due and payable as of the current statement, in a form reasonably acceptable to the City. Monthly statements shall include authorized non-salary expenses with supporting itemized invoices and documentation. The City shall pay such monthly statements within thirty

(30) days after receipt and City verification of the services and expenses unless otherwise provided herein.

4.2 Unless otherwise provided in Exhibit “C” the Professional shall be responsible for all expenses related to the services provided pursuant to this Agreement including, but not limited to, travel, copying and facsimile charges, telephone, internet and email charges.

Article V Devotion of Time; Personnel; and Equipment

5.1 The Professional shall devote such time as reasonably necessary for the satisfactory performance of the services under this Agreement. Should the City require additional services not included under this Agreement, the Professional shall make reasonable effort to provide such additional services within the time schedule without decreasing the effectiveness of the performance of services required under this Agreement and shall be compensated for such additional services on a time and materials basis, in accordance with Professional’s standard hourly rate schedule, or as otherwise agreed between the Parties.

5.2 To the extent reasonably necessary for the Professional to perform the services under this Agreement, the Professional shall be authorized to engage the services of any agents, assistants, persons, or corporations that the Professional may deem proper to aid or assist in the performance of the services under this Agreement. The Professional shall provide written notice to and approval from the City prior to engaging services not referenced in the Work Orders or Exhibit “A” or Exhibit “C”. The cost of such personnel and assistance shall be included as part of the total compensation to be paid Professional hereunder and shall not otherwise be reimbursed by the City unless provided differently herein.

5.3 The Professional shall furnish the facilities, equipment and personnel necessary to perform the services required under this Agreement unless otherwise provided herein.

5.4 The Professional shall submit monthly progress reports and attend monthly progress meetings scheduled by the City or more frequently as may be required by the City from time to time based upon Project demands. Each progress report shall detail the work accomplished and special problems or delays experienced on the Project during the previous report period, and the planned work activities and special problems or delays anticipated for the next report period.

Article VI Miscellaneous

6.1 Entire Agreement. This Agreement constitutes the sole and only agreement between the Parties and supersedes any prior understandings written or oral agreements between the Parties with respect to this subject matter.

6.2 Assignment. The Professional may not assign this Agreement without the prior written consent of City. In the event of an assignment by the Professional to which the City has

consented, the assignee shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

6.3 Successors and Assigns. This Agreement shall not be assigned by either Party.

6.4 Governing Law. The laws of the State of Texas shall govern this Agreement without regard to any conflict of law rules; and venue for any action concerning this Agreement shall be in the State District Court of Collin County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

6.5 Amendments. This Agreement may be amended by the mutual written agreement of the Parties.

6.6 Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

6.7 Independent Contractor. It is understood and agreed by and between the Parties that the Professional in satisfying the conditions of this Agreement, is acting independently, and that the City assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Professional pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of the City. Professional shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement.

6.8 Right-of-Access. The Professional shall not enter onto private property without lawful right-of-access to perform the required surveys, or other necessary investigations. The Professional will take reasonable precautions to minimize damage to the private and public property in the performance of such surveys and investigations. Any right-of-access to public or private property shall be obtained in accordance with the Scope of Services.

6.9 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other Party or address as either Party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If intended for City:

Attn: John Whitsell, City Manager
City of Lucas, Texas
665 Country Club Road
Lucas, Texas 75002
Telephone: 972-727-8999

With Copy to:

Joseph J. Gorfida, Jr.
Nichols, Jackson, Dillard,
Hager & Smith, LLP
1800 Ross Tower
500 North Akard
Dallas, Texas 75201
Telephone: 214.965.9900

If intended for Professional:

Attn: Joseph T. Grajewski, P.E., CFM
JTG Engineering, PLLC
5836 Birchbrook Dr. APT 125
Dallas, Texas 75206 Telephone: 214-991-6923

6.10 Insurance.

- (a) Professional shall during the term hereof maintain in full force and effect the following insurance: (i) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the Professional's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$1,000,000.00 per occurrence for injury to persons (including death), and for property damage; (ii) policy of automobile liability insurance covering any vehicles owned and/or operated by Professional, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than \$500,000.00 combined single limit and aggregate for bodily injury and property damage; (iii) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of Professional's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00; and (iv) Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limit of not less than \$1,000,000.00 per claim and \$1,000,000 in the aggregate.
- (b) All policies of insurance shall be endorsed and contain the following provisions: (1) name the City, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance and Professional Liability; and (2) provide for at least thirty (30) days prior written notice to the City for cancellation of the insurance; (3) provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance, except for Professional Liability Insurance. The Professional shall provide written notice to the City of any material change of or to the insurance required herein.

- (c) All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least “A” by AM Best or other equivalent rating service.
- (d) A certificate of insurance and copies of the policy endorsements evidencing the required insurance shall be submitted prior to commencement of services and upon request by the City.

6.11 Debarment and Suspension.

- (a) In accordance with 2 CFR section 180.300, the principal of this Agreement as described in 2 CFR section 180.995 being duly sworn or under penalty of perjury under the laws of the United States, certifies that neither Professional nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any federal department or agency, the State of Texas or any of its departments or agencies.
- (b) If, during the term of this Agreement, Professional becomes debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation, Professional shall immediately inform the City of Lucas.
- (c) For agreements that are financed by Federal or State grants, Professional agrees that this section will be enforced on each of its subcontractors and will inform the City of Lucas of any violations of this section by subcontractors to the Agreement.
- (d) The certification in this section is a material representation of fact relied upon by the City in entering into this Agreement.

6.12 Indemnification. **PROFESSIONAL DOES HEREBY COVENANT AND CONTRACT TO WAIVE ANY AND ALL CLAIMS, RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS CITY COUNCIL, OFFICERS, EMPLOYEES, AND AGENTS, FROM AND AGAINST ALL LIABILITY, CAUSES OF ACTION, CITATIONS, CLAIMS, COSTS, DAMAGES, DEMANDS, EXPENSES, FINES, JUDGMENTS, LOSSES, PENALTIES OR SUITS, CAUSED BY OR RESULTING FROM THE NEGLIGENCE, INTENTIONAL TORT, INTELLECTUAL PROPERTY INFRINGEMENT, OR FAILURE TO PAY A SUBCONTRACTOR OR SUPPLIER COMMITTED BY THE PROFESSIONAL, ITS AGENT, ITS CONSULTANT UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH THE PROFESSIONAL EXERCISES CONTROL.**

INDEMNIFIED ITEMS SHALL INCLUDE REASONABLE ATTORNEYS’ FEES AND COSTS, COURT COSTS, AND SETTLEMENT COSTS IN PROPORTION TO THE PROFESSIONAL’S LIABILITY.

THE PROFESSIONAL’S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR

**REQUIRED TO BE MAINTAINED BY PROFESSIONAL UNDER THIS AGREEMENT.
THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.**

6.13 Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the Parties hereto.

6.14 Exhibits. The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

6.15 Boycott Israel; Boycott Energy Companies; and Prohibition of Discrimination against Firearm Entities and Firearm Trade Associations.

- (a) Professional verifies that it does not Boycott Israel and agrees that during the term of the Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.
- (b) Professional verifies that it does not Boycott Energy Companies and agrees that during the term of this Agreement will not Boycott Energy Companies as that term is defined in Texas Government Code Section 809.001, as amended.
- (c) Professional verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association as those terms are defined in Texas Government Code Section 2274.001, as amended; and (ii) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.
- (d) This section does not apply if Professional is a sole proprietor, a non-profit entity, or a governmental entity; and only applies if: (i) Professional has ten (10) or more fulltime employees and (ii) this Agreement has a value of \$100,000.00 or more to be paid under the terms of this Agreement.

6.16 Lone Star Infrastructure Protection Act Verification. If under this Agreement, Professional is granted direct or remote access to the control of critical infrastructure, excluding access specifically allowed for product warranty and support, Professional verifies, pursuant to Chapter 2274 of the Texas Government Code (as added by Senate Bill 2116, 87th Legislature Regular Session), that neither Professional, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Professional, nor any of its sub-contractors (i) is owned or controlled by (a) individuals who are citizens of China, Iran, North Korea, Russia or any designated country; or (b) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, of any designated country; and (ii) is headquartered in China, Iran, North Korea, Russia or a designated country. The term “designated country” means a country designated by the Governor as a threat to critical infrastructure under Section 113.003 of the Texas Business &

Commerce Code. The term “critical infrastructure” means a communication infrastructure system, cybersecurity system, electric grid, hazardous waste treatment system, or water treatment facility.

6.17 Anti-Terrorism Verification. Professional hereby represents and warrants that at the time of this Agreement neither Professional, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Professional: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a Company listed by the Texas Comptroller pursuant to Section 2252.153 of the Texas Government Code. The term “foreign terrorist organization” has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code. For purposes of this paragraph, “Company” means a sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or other entity or business association whose securities are publicly traded, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit.

(Signature Page to Follow)

EXECUTED this _____ day of _____, 20__.

City of Lucas, Texas

By: _____
John Whitsell, City Manager

Approved as to form:

By: _____
Joseph J. Gorfida, Jr., City Attorney
(01-20-15/69878)

EXECUTED this 8 day of August, 2025.

(Professional)

By: Joseph T. Grajewski, P.E., CFM
Name: Joseph T. Grajewski, P.E., CFM
Title: Managing Member

Exhibit "A"

Scope of Services

General Services: The Professional shall perform various general engineering services operating as the City Engineer including project management, infrastructure planning and review, attend coordination meetings, conduct construction plan reviews, review of specifications, bidding and contract documents.

The following include some of the tasks the Professional shall be asked to assist with:

- A. Provide engineering opinions on drainage issues to members of City staff and citizens.
- B. Management of existing design and construction projects underway with the City. This will include meeting and coordinating with design consultants and construction contractors as needed to complete the design and construction of projects. Summary update memoranda are to be provided to the City Manager for inclusion at City Council Meetings or on the City's website.
- C. Provide engineering review of development plans.
- D. Provide engineering opinions related to the maintenance of the City's infrastructure. Prepare memoranda of opinions to the City Manager as requested for inclusion in City Council packets.
- E. Pursue the needs of the City and communicate with other public and private entities on the City's behalf

Changes or modifications to the scope may be made at any time during this agreement if mutually agreed upon by the City and Professional.

Exclusions: The intent of this scope of services is to include only the services specifically listed herein and none others. Services specifically excluded from this scope of services shall include, but are not necessarily limited to the following:

- A. AutoCAD license
- B. Courier or delivery services
- C. Engineering design (requires separate agreement for design services)
- D. Printing and postage
- E. Sub-consultant services

Exhibit "B"
Project Schedule

The terms of this agreement shall extend for twelve (12) months beginning on Wednesday, October 1, 2025 and terminate Wednesday, September 30, 2026. Professional will be available remotely, however, with advanced notice arrangements can be made for in-person meetings which do not conflict with Professional's academic schedule. Professional shall work on an as-needed basis either remotely or at City Hall averaging approximately thirty-six (36) hours per month at the hourly rate listed in Exhibit "C".

The professional reserves the right to adjust scheduled hours providing adequate notice to City Staff to coordinate scheduled meetings. The City shall only be responsible for compensating the Professional for actual hours worked.

Exhibit "C"
Compensation Schedule

Payment for services described under Exhibit "A" shall be invoiced at \$180 per hour for actual time expended. Expenses will be billed at actual invoice cost times 1.15. Automobile mileage will be invoiced at the IRS limit. Based on the expected Scope of Engineering Services, we suggest the City establish a not to exceed budget in the amount of **\$78,000.00**. This budget will not be exceeded without written authorization from the City.

Exhibit "D"
Information to be provided to Professional

1. Assigned City Engineer email address with a City of Lucas domain
2. Access to a City computer for use of AutoCAD or other specific software required to complete assigned tasks.
3. Use of printer and/or plotter for printing of materials related to assigned tasks.
4. Field survey data required to provide engineering expertise on drainage and other issues.
5. Office supplies associated with Scope of Services and Work Orders.



City of Lucas City Council Agenda Request September 18, 2025

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Consider adopting Ordinance 2025-09-01025 of the City of Lucas, Texas, amending the Code of Ordinances by amending Chapter 3 titled “Building Regulations” by amending Article 3.04 titled “Building Code” by adopting the 2024 Edition of the International Building Code with amendments; by adopting Ordinance 2025-09-01026, amending Article 3.05 Titled “Mechanical Code” by adopting the 2024 Edition of the International Mechanical Code with amendments; by adopting Ordinance 2025-09-01030, amending Article 3.06 titled “Plumbing” by amending Division 2 titled “Plumbing Code” by adopting the 2024 Edition of the International Plumbing Code with amendments; by adopting Ordinance 2025-09-01034, amending Article 3.07 titled “Electricity” by amending Division 3 titled “Electrical Code” by adopting the 2023 National Electrical Code with amendments; by adopting Ordinance 2025-09-01024, amending Article 3.08 titled “Residential Code” by adopting the 2024 Edition of the International Residential Code with amendments and Appendices A, B, C, D, E, F, G, H, J, M, N, O. P, Q and U, save and except Sections R324.1 through R324.2 of the 2003 International Residential Code which remain unchanged to require Residential Fire Sprinklers; by adopting Ordinance 2025-09-01028, amending Article 3.09 titled “Energy Conservation Code” by adopting the 2024 Edition of the International Energy Conservation Code with amendments; by adopting Ordinance 2025-09-01032, amending Article 3.10 titled “Fuel Gas Code” by adopting the 2024 Edition of the International Fuel Gas Code with amendments; by adopting Ordinance 2025-09-01029, amending Article 3.20 titled “Existing Building Code” to adopt the 2024 Edition of the International Building Code with amendments; by adopting Ordinance 2025-09-01033, amending Article 3.21 titled “Swimming Pool and Spa Code” to adopt the 2024 Edition of the International Swimming Pool and Spa Code with amendments; by adopting Ordinance 2025-09-01031, amending Chapter 5 titled “Fire Prevention and Protection” by amending Article 5.03 titled “Fire Code” by adopting the 2024 Edition of the International Fire Code with amendments and Appendices A-I and the latest edition of the National Fire Protection Association Standard 1, save and except Section 903.2 of the 2003 International Fire Code which remains unchanged to require the installation of automatic sprinkler systems throughout all levels of new Group A, B, E, F, H, I, M, R, S and Commercial U Occupancies; by adopting Ordinance 2025-09-01027, amending Article 3.19 Fencing Requirements, Section 3.19.002 Residential, Agriculture & Estate Districts.

Background Information:

State law requires municipalities to periodically update their adopted building codes to ensure

consistency with the most current standards recognized at the state and national level. These updates are necessary to maintain compliance, enhance public safety, and promote uniform construction practices. In addition, the adoption of updated building codes contributes to the City's Insurance Services Office (ISO) ratings, which evaluate the effectiveness of municipal building and fire safety standards. Strong ISO ratings benefit the community by demonstrating a high level of preparedness and can positively influence property insurance costs. Adoption of the current codes ensures that the City of Lucas continues to meet statutory obligations while supporting both public safety and the City's standing in ISO evaluations. Council expressed an interest in updating the fence ordinance to include ten foot (10') fences around sports courts as seen in Ordinance 2025-09-01027 Amending Article 3.19 Fencing Requirements, Section 3.19.002 Residential, Agricultural & Estate Districts.

Attachments/Supporting Documentation:

1. 5.1 - LUCAS Ordinance 2025-09-01024 Adopting 2024 International Residential Code
2. 5.2 - LUCAS Ordinance 2025-09-01025 Adopting 2024 International Building Code
3. 5.3 - LUCAS Ordinance 2025-09-01026 Adopting 2024 International Mechanical Code
4. 5.4 - LUCAS Ordinance 2025-09-01027 Amending Fencing Requirements Section 3.19.002
5. 5.5 - LUCAS Ordinance 2025-09-01028 Adopting 2024 International Energy Conservation Code
6. 5.6 - LUCAS Ordinance 2025-09-01029 Adopting 2024 International Existing Building Code
7. 5.7 - LUCAS Ordinance 2025-09-01030 Adopting 2024 International Plumbing Code
8. 5.8 - LUCAS Ordinance 2025-09-01031 Adopting 2024 International Fire Code
9. 5.9 - LUCAS Ordinance 2025-09-01032 Adopting 2024 International Fuel Gas Code
10. 5.10 - LUCAS Ordinance 2025-09-01033 Adopting 2024 International Swimming Pool and Spa Code
11. 5.11 LUCAS Ordinance 2025-09-01034 Adopting 2023 National Electric Code

Budget/Financial Impact:

NA

Recommendation:

Staff recommends approval as presented.

Motion:

I hereby make a motion to approve/deny adopting Ordinance 2025-09-01025 of the City of Lucas, Texas, amending the Code of Ordinances by amending Chapter 3 titled "Building Regulations" by amending Article 3.04 titled "Building Code" by adopting the 2024 Edition of the International Building Code with amendments; by adopting Ordinance 2025-09-01026, amending Article 3.05 Titled "Mechanical Code" by adopting the 2024 Edition of the International Mechanical Code with amendments; by adopting Ordinance 2025-09-01030, amending Article 3.06 titled "Plumbing" by amending Division 2 titled "Plumbing Code" by

adopting the 2024 Edition of the International Plumbing Code with amendments; by adopting Ordinance 2025-09-01034, amending Article 3.07 titled “Electricity” by amending Division 3 titled “Electrical Code” by adopting the 2023 National Electrical Code with amendments; by adopting Ordinance 2025-09-01024, amending Article 3.08 titled “Residential Code” by adopting the 2024 Edition of the International Residential Code with amendments and Appendices A, B, C, D, E, F, G, H, J, M, N, O, P, Q and U, save and except Sections R324.1 through R324.2 of the 2003 International Residential Code which remain unchanged to require Residential Fire Sprinklers; by adopting Ordinance 2025-09-01028, amending Article 3.09 titled “Energy Conservation Code” by adopting the 2024 Edition of the International Energy Conservation Code with amendments; by adopting Ordinance 2025-09-01032, amending Article 3.10 titled “Fuel Gas Code” by adopting the 2024 Edition of the International Fuel Gas Code with amendments; by adopting Ordinance 2025-09-01029, amending Article 3.20 titled “Existing Building Code” to adopt the 2024 Edition of the International Building Code with amendments; by adopting Ordinance 2025-09-01033, amending Article 3.21 titled “Swimming Pool and Spa Code” to adopt the 2024 Edition of the International Swimming Pool and Spa Code with amendments; by adopting Ordinance 2025-09-01031, amending Chapter 5 titled “Fire Prevention and Protection” by amending Article 5.03 titled “Fire Code” by adopting the 2024 Edition of the International Fire Code with amendments and Appendices A-I and the latest edition of the National Fire Protection Association Standard 1, save and except Section 903.2 of the 2003 International Fire Code which remains unchanged to require the installation of automatic sprinkler systems throughout all levels of new Group A, B, E, F, H, I, M, R, S and Commercial U Occupancies; by adopting Ordinance 2025-09-01027, amending Article 3.19 Fencing Requirements, Section 3.19.002 Residential, Agriculture & Estate Districts.



ORDINANCE #2025-09-01024

[Amending Code of Ordinances Chapter 3, Adopting 2024 International Residential Code]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS," BY AMENDING ARTICLE 3.08 "RESIDENTIAL CODE" BY AMENDING SECTION 3.08.001 "ADOPTED" AND SECTION 3.08.002 "AMENDMENTS" TO ADOPT THE PROVISIONS OF THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH AMENDMENTS AND APPENDICES A, B, C, D, E, F, G, H, J, M, N, O, P, AND U, SAVE AND EXCEPT SECTIONS R324.1 THROUGH R324.2 OF THE 2003 INTERNATIONAL RESIDENTIAL CODE WHICH REMAIN UNCHANGED TO REQUIRE RESIDENTIAL FIRE SPRINKLERS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Lucas has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO); and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Lucas has determined that it is in the best interest of the citizens of the City of Lucas to adopt the 2024 editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments

to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. The Code of Ordinances of the City of Lucas, Texas, is hereby amended by amending Chapter 3 “Building Regulations” by amending Article 3.08 “Residential Code” by amending Section 3.08.001 “Adopted” and Section 3.08.002 “Amendments,” to read as follows:

**“CHAPTER 3
BUILDING REGULATIONS**

...

ARTICLE 3.08 RESIDENTIAL CODE

§ 3.08.001 Adopted.

The International Residential Code, 2024 edition, as published by the International Code Council, is hereby adopted by the city and declared to be effective within the city limits of said city immediately upon receipt by the city and filing with the city secretary of one copy of said IRC. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such code shall be fully applicable and binding. Save and except sections R324.1 through R324.2 of the 2003 IRC which remain unchanged to require residential fire sprinklers.

§ 3.08.002 Amendments.

In accordance with the IRC, amendments recommended by the North Central Texas Council of Governments are adopted. For code uniformity with other regional cities and local practices certain sections of the 2024 International Residential Code are amended. The “North Central Texas Council of Governments Recommended Amendments to the 2024 International Residential Code” are made a part of this article by reference. The city adopts these amendments, all of which are on file in the office of the city secretary.”

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lucas and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City of Lucas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2025.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(08-21-2025: 4920-8994-5953, v. 1)

Toshia Kimball, City Secretary



ORDINANCE #2025-09-01025

[Amending Code of Ordinances Chapter 3, Adopting 2024 International Building Code]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS," BY AMENDING ARTICLE 3.04 "BUILDING CODE" BY AMENDING SECTION 3.04.001 "ADOPTED" AND SECTION 3.04.002 "AMENDMENTS" TO ADOPT THE PROVISIONS OF THE 2024 INTERNATIONAL BUILDING CODE (IBC) WITH AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Lucas has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO); and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Lucas has determined that it is in the best interest of the citizens of the City of Lucas to adopt the 2024 editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. The Code of Ordinances of the City of Lucas, Texas, is hereby amended by amending Chapter 3 “Building Regulations” by amending Article 3.04 “Building Code” by amending Section 3.04.001 “Adopted” and Section 3.04.002 “Amendments,” to read as follows:

**“CHAPTER 3
BUILDING REGULATIONS**

...

ARTICLE 3.04 BUILDING CODE

§ 3.04.001 Adopted.

The International Building Code, 2024 edition, as published by the International Code Council, is hereby adopted by the city and declared to be effective within the city limits of said city immediately upon receipt by the city and filing with the city secretary of one copy of said IBC. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such code shall be fully applicable and binding.

§ 3.04.002 Amendments.

In accordance with the IBC, amendments recommended by the North Central Texas Council of Governments are adopted. For code uniformity with other regional cities and local practices certain sections of the 2024 International Building Code are amended. The “North Central Texas Council of Governments Recommended Amendments to the 2024 International Building Code” are made a part of this article by reference. The city adopts these amendments, all of which are on file in the office of the city secretary.”

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lucas and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City of Lucas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed

the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2025.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(08-21-2025: 4903-0124-6303, v. 1)

Toshia Kimball, City Secretary



ORDINANCE #2025-09-01026

[Amending Code of Ordinances Chapter 3, Adopting 2024 International Mechanical Code]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS," BY AMENDING ARTICLE 3.05 "MECHANICAL CODE" BY AMENDING SECTION 3.05.001 "ADOPTED" AND SECTION 3.05.002 "AMENDMENTS" TO ADOPT THE PROVISIONS OF THE 2024 INTERNATIONAL MECHANICAL CODE (IMC) WITH AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Lucas has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO); and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Lucas has determined that it is in the best interest of the citizens of the City of Lucas to adopt the 2024 editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. The Code of Ordinances of the City of Lucas, Texas, is hereby amended by amending Chapter 3 “Building Regulations” by amending Article 3.05 “Mechanical Code” by amending Section 3.05.001 “Adopted” and Section 3.05.002 “Amendments,” to read as follows:

**“CHAPTER 3
BUILDING REGULATIONS**

...

ARTICLE 3.05 MECHANICAL CODE

§ 3.05.001 Adopted.

The International Mechanical Code, 2024 edition, as published by the International Code Council, is hereby adopted by the city and declared to be effective within the city limits of said city immediately upon receipt by the city and filing with the city secretary of one copy of said IMC. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such code shall be fully applicable and binding.

§ 3.05.002 Amendments.

In accordance with the IMC, amendments recommended by the North Central Texas Council of Governments are adopted. For code uniformity with other regional cities and local practices certain sections of the 2024 International Mechanical Code are amended. The “North Central Texas Council of Governments Recommended Amendments to the 2024 International Mechanical Code” are made a part of this article by reference. The city adopts these amendments, all of which are on file in the office of the city secretary.”

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lucas and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City of Lucas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed

the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2025.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(08-22-2025: 4907-7131-6065, v. 1)

Toshia Kimball, City Secretary



ORDINANCE #2025-09-01027
[Amending Code of Ordinances Chapter 3,
Amending Article 3.19 Fencing Requirements, Section 3.19.002 Residential,
Agricultural & Estate Districts]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS," BY AMENDING ARTICLE 3.19 "FENCING REQUIREMENTS" BY AMENDING SECTION 3.19.002 "RESIDENTIAL, AGRICULTURAL AND ESTATE DISTRICTS" BY ADDING A NEW SUBSECTION (a)(3) TO ADOPT A REQUIREMENT FOR FENCING AROUND SPORTS COURTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. The Code of Ordinances of the City of Lucas, Texas, is hereby amended by amending Chapter 3 "Building Regulations" by amending Article 3.19 "Fencing Requirements" by amending Section 3.19.002 "Residential, Agricultural and Estate Districts," to read as follows:

"CHAPTER 3
BUILDING REGULATIONS

...

ARTICLE 3.19 FENCING REQUIREMENTS

...

Amend 3.19.002(a) by adding a new subsection (3).

§ 3.19.002 Residential, agricultural and estate districts.

(a) Height.

- (1) Maximum height of 6 feet (6') for front yards.**
- (2) Maximum height of 8 feet (8') for side and rear yards.**
- (3) Maximum height of ten feet (10') around sports courts.**

..."

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lucas and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City of Lucas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2025.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(08-28-2025: 4938-6482-6724, v. 1)

Toshia Kimball, City Secretary



ORDINANCE #2025-09-01028
[Amending Code of Ordinances Chapter 3,
Adopting 2024 International Energy Conservation Code]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS," BY AMENDING ARTICLE 3.09 "ENERGY CONSERVATION CODE" BY AMENDING SECTION 3.09.001 "ADOPTED" AND SECTION 3.09.002 "AMENDMENTS" TO ADOPT THE PROVISIONS OF THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Lucas has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO); and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Lucas has determined that it is in the best interest of the citizens of the City of Lucas to adopt the 2024 editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. The Code of Ordinances of the City of Lucas, Texas, is hereby amended by amending Chapter 3 “Building Regulations” by amending Article 3.09 “Energy Conservation Code” by amending Section 3.09.001 “Adopted” and Section 3.09.002 “Amendments,” to read as follows:

**“CHAPTER 3
BUILDING REGULATIONS**

...

ARTICLE 3.09 ENERGY CONSERVATION CODE

§ 3.09.001 Adopted.

The International Energy Conservation Code, 2024 edition, as published by the International Code Council, is hereby adopted by the city and declared to be effective within the city limits of said city immediately upon receipt by the city and filing with the city secretary of one copy of said IECC. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such code shall be fully applicable and binding.

§ 3.09.002 Admendments.

In accordance with the IECC, amendments recommended by the North Central Texas Council of Governments are adopted. For code uniformity with other regional cities and local practices certain sections of the 2024 International Energy Conservation Code are amended. The “North Central Texas Council of Governments Recommended Amendments to the 2024 International Energy Conservation Code” are made a part of this article by reference. The city adopts these amendments, all of which are on file in the office of the city secretary.”

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lucas and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City of Lucas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2025.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(08-21-2025: 4917-0669-6545, v. 1)

Toshia Kimball, City Secretary



ORDINANCE #2025-09-01029
[Amending Code of Ordinances Chapter 3,
Adopting 2024 International Existing Building Code]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS," BY AMENDING ARTICLE 3.20 "EXISTING BUILDING CODE" BY AMENDING SECTION 3.20.001 "ADOPTED" AND SECTION 3.20.002 "AMENDMENTS" TO ADOPT THE PROVISIONS OF THE 2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC) WITH AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Lucas has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO); and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Lucas has determined that it is in the best interest of the citizens of the City of Lucas to adopt the 2024 editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. The Code of Ordinances of the City of Lucas, Texas, is hereby amended by amending Chapter 3 “Building Regulations” by amending Article 3.20 “Existing Building Code” by amending Section 3.20.001 “Adopted” and Section 3.20.002 “Amendments,” to read as follows:

**“CHAPTER 3
BUILDING REGULATIONS**

...

ARTICLE 3.20 EXISTING BUILDING CODE

§ 3.20.001 Adopted.

The International Existing Building Code, 2024 edition, as published by the International Code Council, is hereby adopted by the city and declared to be effective within the city limits of said city immediately upon receipt by the city and filing with the city secretary of one copy of said IEBC. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such code shall be fully applicable and binding.

§ 3.20.002 Amendments.

In accordance with the IEBC, amendments recommended by the North Central Texas Council of Governments are adopted. For code uniformity with other regional cities and local practices certain sections of the 2024 International Existing Building Code are amended. The “North Central Texas Council of Governments Recommended Amendments to the 2024 International Existing Building Code” are made a part of this article by reference. The city adopts these amendments, all of which are on file in the office of the city secretary.”

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lucas and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City of Lucas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2025.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(08-21-2025: 4935-4327-2801, v. 1)

Toshia Kimball, City Secretary



ORDINANCE #2025-09-01030

[Amending Code of Ordinances Chapter 3, Adopting 2024 International Plumbing Code]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS," BY AMENDING DIVISION 2 "PLUMBING CODE" BY AMENDING SECTION 3.06.031 "ADOPTED" AND SECTION 3.06.034 "AMENDMENTS" TO ADOPT THE PROVISIONS OF THE 2024 INTERNATIONAL PLUMBING CODE (IPC) WITH AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Lucas has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO); and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Lucas has determined that it is in the best interest of the citizens of the City of Lucas to adopt the 2024 editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. The Code of Ordinances of the City of Lucas, Texas, is hereby amended by amending Chapter 3 “Building Regulations” by amending Division 2 “Plumbing Code” by amending Section 3.06.031 “Adopted” and Section 3.06.034 “Amendments,” to read as follows:

**“CHAPTER 3
BUILDING REGULATIONS**

...

DIVISION 2 PLUMBING CODE

§ 3.06.031 Adopted.

The International Plumbing Code, 2024 edition, as published by the International Code Council, is hereby adopted by the city and declared to be effective within the city limits of said city immediately upon receipt by the city and filing with the city secretary of one copy of said IPC. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such code shall be fully applicable and binding.

...

§ 3.05.034 Admendments.

In accordance with the IPC, amendments recommended by the North Central Texas Council of Governments are adopted. For code uniformity with other regional cities and local practices certain sections of the 2024 International Plumbing Code are amended. The “North Central Texas Council of Governments Recommended Amendments to the 2024 International Plumbing Code” are made a part of this article by reference. The city adopts these amendments, all of which are on file in the office of the city secretary.”

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lucas and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City

of Lucas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2025.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(08-22-2025: 4911-2534-2306, v. 1)

Toshia Kimball, City Secretary



ORDINANCE #2025-09-01031
[Amending Code of Ordinances Chapter 5,
Adopting 2024 International Fire Code]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 5 "FIRE PREVENTION AND PROTECTION," BY AMENDING ARTICLE 5.03 "FIRE CODE" BY AMENDING SECTION 5.03.002 "ADOPTED" AND SECTION 5.03.003 "AMENDMENTS" TO ADOPT THE PROVISIONS OF THE 2024 INTERNATIONAL FIRE CODE (IFC) WITH AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Lucas has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO); and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Lucas has determined that it is in the best interest of the citizens of the City of Lucas to adopt the 2024 editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. The Code of Ordinances of the City of Lucas, Texas, is hereby amended by amending Chapter 5 “Fire Prevention and Protection” by amending Article 5.03 “Fire Code” by amending Section 5.03.002 “Adopted” and Section 5.03.003 “Amendments,” to read as follows:

**“CHAPTER 5
FIRE PREVENTION AND PROTECTION**

...

ARTICLE 5.03 FIRE CODE

§ 5.03.002 Adopted.

There is hereby adopted by the city, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire and explosion, the certain codes and standards known as the International Fire Code, 2024 edition, including appendices A–I, and the latest edition of the National Fire Protection Association Standard 1. Unless deleted, amended, expanded or otherwise changed herein, all provisions of the Code shall be fully applicable and binding. Save and except section 903.2 of the 2003 International Fire Code which remains unchanged to require the installation of automatic sprinkler systems throughout all levels of new group A, B, E, F, H, I M, R, S and commercial U occupancies. A copy of said fire code and standards is now filed in the office of the city secretary, and is hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this ordinance shall take effect, the provisions thereof shall be controlling within the limits of the city and within 5,000 feet thereof, where specified therein.

§ 5.03.003 Admendments.

In accordance with the IFC, amendments recommended by the North Central Texas Council of Governments are adopted. For code uniformity with other regional cities and local practices certain sections of the 2024 International Fire Code are amended. The “North Central Texas Council of Governments Recommended Amendments to the 2024 International Fire Code” are made a part of this article by reference. The city adopts these amendments, all of which are on file in the office of the city secretary.”

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lucas and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City of Lucas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2025.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(08-21-2025: 4915-0497-7761, v. 1)

Toshia Kimball, City Secretary



ORDINANCE #2025-09-01032

[Amending Code of Ordinances Chapter 3, Adopting 2024 International Fuel Gas Code]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS," BY AMENDING ARTICLE 3.10 "FUEL GAS CODE" BY AMENDING SECTION 3.10.001 "ADOPTED" AND SECTION 3.10.002 "AMENDMENTS" TO ADOPT THE PROVISIONS OF THE 2024 INTERNATIONAL FUEL GAS CODE (IFGC) WITH AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Lucas has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO); and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Lucas has determined that it is in the best interest of the citizens of the City of Lucas to adopt the 2024 editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. The Code of Ordinances of the City of Lucas, Texas, is hereby amended by amending Chapter 3 “Building Regulations” by amending Article 3.10 “Fuel Gas Code” by amending Section 3.10.001 “Adopted” and Section 3.10.002 “Amendments,” to read as follows:

**“CHAPTER 3
BUILDING REGULATIONS**

...

ARTICLE 3.10 FUEL GAS CODE

§ 3.10.001 Adopted.

The International Fuel Gas Code, 2024 edition, as published by the International Code Council, is hereby adopted by the city and declared to be effective within the city limits of said city immediately upon receipt by the city and filing with the city secretary of one copy of said IFGC. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such code shall be fully applicable and binding.

§ 3.10.002 Amendments.

In accordance with the IFGC, amendments recommended by the North Central Texas Council of Governments are adopted. For code uniformity with other regional cities and local practices certain sections of the 2024 International Fuel Gas Code are amended. The “North Central Texas Council of Governments Recommended Amendments to the 2024 International Fuel Gas Code” are made a part of this article by reference. The city adopts these amendments, all of which are on file in the office of the city secretary.”

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lucas and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City of Lucas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed

the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2025.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(08-21-2025: 4903-9997-7825, v. 1)

Toshia Kimball, City Secretary



ORDINANCE #2025-09-01033
[Amending Code of Ordinances Chapter 3,
Adopting 2024 International Swimming Pool and Spa Code]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS," BY AMENDING ARTICLE 3.21 "SWIMMING POOL AND SPA CODE" BY AMENDING SECTION 3.21.001 "ADOPTED" AND SECTION 3.21.002 "AMENDMENTS" TO ADOPT THE PROVISIONS OF THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC) WITH AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Lucas has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2024 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO); and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2024 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Lucas has determined that it is in the best interest of the citizens of the City of Lucas to adopt the 2024 editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. The Code of Ordinances of the City of Lucas, Texas, is hereby amended by amending Chapter 3 “Building Regulations” by amending Article 3.21 “Swimming Pool and Spa Code” by amending Section 3.21.001 “Adopted” and Section 3.21.002 “Amendments,” to read as follows:

**“CHAPTER 3
BUILDING REGULATIONS**

...

ARTICLE 3.21 SWIMMING POOL AND SPA CODE

§ 3.21.001 Adopted.

The International Swimming Pool and Spa Code, 2024 edition, as published by the International Code Council, is hereby adopted by the city and declared to be effective within the city limits of said city immediately upon receipt by the city and filing with the city secretary of one copy of said ISPSC. Unless deleted, amended, expanded or otherwise changed herein, all provisions of such code shall be fully applicable and binding.

§ 3.21.002 Amendments.

In accordance with the ISPSC, amendments recommended by the North Central Texas Council of Governments are adopted. For code uniformity with other regional cities and local practices certain sections of the 2024 International Swimming Pool and Spa Code are amended. The “North Central Texas Council of Governments Recommended Amendments to the 2024 International Swimming Pool and Spa Code” are made a part of this article by reference. The city adopts these amendments, all of which are on file in the office of the city secretary.”

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lucas and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City of Lucas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2025.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(08-22-2025: 4912-5634-9538, v. 1)

Toshia Kimball, City Secretary



ORDINANCE #2025-09-01034
[Amending Code of Ordinances Chapter 3,
Adopting 2023 National Electrical Code]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 "BUILDING REGULATIONS," BY AMENDING DIVISION 3 "ELECTRICAL CODE" BY AMENDING SECTION 3.07.081 "ADOPTED" AND BY AMENDING SECTION 3.07.82 "AMENDMENTS" TO ADOPT THE 2023 NATIONAL ELECTRICAL CODE (NEC) WITH AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Lucas has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the National Electrical Code prepared by the National Fire Protection Association and the International Codes were prepared by the International Code Council, have been reviewed by the NCTCOG, and in addition have been reviewed by City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, and the 2023 edition of the National Electrical Code is the most current published electrical code at this time; and

WHEREAS, the City Council of the City of Lucas has determined that it is in the best interest of the citizens of the City of Lucas to update and adopt the 2023 edition of the National Electrical Code, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein and as those codes are specifically modified by this Ordinance.

WHEREAS, the City Council of the City of Lucas has determined that it is in the best interest of the citizens of the City of Lucas to adopt the 2023 National Electrical Code, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments

to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. The Code of Ordinances of the City of Lucas, Texas, is hereby amended by amending Chapter 3 “Building Regulations” by amending Division 3 “Electrical Code” by amending Article 3.07.081 “Adopted” and by amending Section 3.07.082 “Amendments,” to read as follows:

**“CHAPTER 3
BUILDING REGULATIONS**

...

DIVISION 3 ELECTRICAL CODE

§ 3.07.081 Adopted.

The 2023 edition of the National Electric Code (NEC) is hereby adopted by the city and declared to be effective within the city limits of said city immediately upon receipt by the city and filing with the city secretary.

§ 3.07.082 Amendments.

In accordance with the NEC, local amendments are adopted as well as amendments recommended by the North Central Texas Council of Governments. For code uniformity with other regional cities and local practices certain sections of the 2023 National Electric Code are amended. The “Amendments to the 2023 National Electrical Code” are made a part of this division by reference. The city adopts these amendments, all of which are on file in the office of the city secretary.”

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lucas and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City of Lucas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF _____, 2025.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(09-09-2025: 4918-5979-5559, v. 1)

Toshia Kimball, City Secretary