



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: April 28, 2026	Department: Administration	Presented By: Toni Fisher, Assistant City Manager
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AGENDA ITEM:

Discussion & Action: to consider approval of an extension to McKnight Title Company's Commercial Lease at 120 El Chico Trail, Ste B, Willow Park, Texas.

BACKGROUND:

The City of Willow Park's purchase of 120 El Chico Trail for its City Hall also included the building's existing tenants in suites B and D. Recently, Suite D's tenant, Sylvan Learning Center, vacated its space, which will soon become the city's Municipal Court; Suite B's tenant, McKnight Title Company, has expressed their interest in extending their lease for Suite B.

The one-year lease proposed here, effective as of January 1, 2027, presents an increase in rent from \$12.50/sf to current market conditions at \$20/sf, and a consolidated reduction in square footage from 6,128 sf to 4,590 sf, space which the City may occupy as needed and necessary. The lease also offers the option of a one-year extension at market rate.

STAFF RECOMMENDATION:

City Staff recommend approval, as presented.

EXHIBITS:

- Current Lease for McKnight Title Company
- Extension of Commercial Lease for McKnight Title Company

RECOMMENDED MOTION:

Motion to approve the extension to McKnight Title Company's Commercial Lease for 2027 at 120 El Chico Trail, Ste B, as presented.