



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Meeting Date: December 9, 2025	Department: Planning & Development Dept.	Presented By: Chelsea Kirkland, City Planner Toni Fisher, Interim City Manager
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AGENDA ITEM:

Discussion & Action: to consider approval of Chapter 380 Agreement with Cork & Pig Tavern, Willow Park, LLC.

BACKGROUND:

In January 2024, managing partners for Cork & Pig Tavern Management, LLC and their commercial broker met with city staff regarding an interest in a new restaurant expansion in the City of Willow Park. The restaurateurs considered various locations and showed great interest in The District at Willow Park. In February 2024, they decided they wanted to pursue their new venture at a space within The District; however, due to the shell space, its tenant remodel was going to be extremely extensive (a cost of \$3 Million, per its permit). They requested economic incentives from the City of Willow Park to assist with the offset of this expense.

The District at Willow Park is a part of the Tax Increment Reinvestment Zone Number One, approved by the City Council on November 15, 2016 (attached). According to its Final Project and Financing Plan, Exhibit A, the TIRZ's Ad Velorem Tax Reimbursement by the City of Willow Park is at a 75% Reimbursement Rate until 2026, after which time it reduces to a 50% Reimbursement Rate. Based on the upcoming scheduled reduction, this restaurant's impressive brand and stellar reputation, and the economic stimulation it would bring to our city, staff requested consideration from city council to begin economic development negotiations with Cork & Pig Tavern Management LLC.

The attached Chapter 380 Agreement between the City of Willow Park and Cork & Pig Tavern, Willow Park, LLC. proposes an incremental food sales tax abatement percentage over a five-year period or until a maximum incentive of \$150,000 is reached. Alcohol sales tax is not included in this abatement.

The last week in October, Cork & Pig Tavern in Willow Park opened its doors with delicious food, friendly staff, an exquisite atmosphere, and immediate success. This restaurant elevates Willow Park and we're honored to have them in our city.

STAFF RECOMMENDATION:

City staff believe that the Economic Development Agreement presented is reasonable and recommend approval by the City Council.

EXHIBITS:

- Chapter 380 Economic Development Agreement – Cork & Pig Tavern, Willow Park
- City of Willow Park Ordinance No. 741-16, Approval of TIRZ

RECOMMENDED MOTION:

To approve the Chapter 380 Economic Development Agreement with Cork & Pig Tavern, Willow Park, LLC., as presented.