Economic Development

Burleson City Council Session
10/20/2025

Project Overview

- Windmiller Properties, LLC is proposing a new boutique hotel
- Will be located within The Standard at Chisenhall Development
- Hotel would be 80 rooms with a restaurant and 2 small retail locations on the bottom floor.
- Operator would place a Hilton Tapestry flag brand at this location.
- This flag would allow an upscale customized finish out to the hotel.
- Similar but on a smaller scale to the Drover or Bowie House in Fort Worth.

Project Details

- Hotel site identified in red. This building currently identified as a future office building.
- Area shaded in yellow is being proposed to be developed open space with trail, fire pits, benches and other amenities.
- The current Planned Development zoning does allow a Hotel.
- The developer is proposing the Hotel to be 5 - 6 stories tall.
- The project would be adjacent to Chisenhall Fields and would be greatly utilized during tournaments

Incentive Package

Prospect Obligations

- Construct a Hotel with at least 80 rooms and deliver a Hilton Tapestry product with a minimum capital investment of $18M.
- Commence construction of the development by May 1, 2026.
- Complete the construction of the public infrastructure and open space within the development by December 31, 2027.
- Receive the Certificate of Occupancy and open to the public by December 31, 2027.

City & Obligations

- City to provide a Hotel Occupancy Tax Rebate of 75% for a term of 7 years or up to $1,300,000.

Total Incentive - $1.3M

Windmiller Hotel Performa

	2028 Year 1	2029 Year 2	2030 Year 3	2031 Year 4	2032 Year 5	2033 Year 6	2034 Year 7	2035 Year 8	2036 Year 9	2037 Year 10	2047 Year 20
CAPEX	$ 18,000,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Appraised Value (70% of CAPEX)	$ 12,600,000	$ 12,726,000	$ 12,853,260	$ 12,981,793	$ 13,111,611	$ 13,242,727	$ 13,375,154	$ 13,508,905	$ 13,643,994	$ 13,780,434	$ 15,222,173
Revenue											
HOT Tax	$ 190,407	$ 217,826	$ 244,566	$ 263,899	$ 277,920	$ 277,920	$ 277,920	$ 277,920	$ 277,920	$ 277,920	$ 306,996
Sales Tax	$ -	$ 40,000	$ 41,200	$ 42,436	$ 43,709	$ 45,020	$ 46,371	$ 47,762	$ 49,195	$ 50,671	$ 68,097
Property Tax	$ 90,720	$ 91,627	$ 92,543	$ 93,469	$ 94,404	$ 95,348	$ 96,301	$ 97,264	$ 98,237	$ 99,219	$ 109,600
Expenses											
Sales Rebate (GF 50%)											
HOT Rebate (75%)		$ (163,369.26)	$ (183,424.19)	$ (197,924.42)	$ (208,439.64)	$ (208,439.64)	$ (208,439.64)	$ (208,439.64)			
Site Improvements											
Annual	$ 281,127	$ 186,084	$ 194,885	$ 201,880	$ 207,593	$ 209,848	$ 212,152	$ 214,506	$ 425,351	$ 427,809	$ 484,693
Cumulative		$ 467,210	$ 662,095	$ 863,975	$ 1,071,567	$ 1,281,415	$ 1,493,567	$ 1,708,073	$ 2,133,425	$ 2,561,234	$ 7,144,706

ROI

10 Year – 186%

20 Year – 518%

Total Incentive Cap

$ 1,300,000

Questions / Comments

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