
City Council Regular Meeting

DEPARTMENT: Economic Development

FROM: Alex Philips, Economic Development Director

MEETING: October 20, 2025

SUBJECT:

Consider and take possible action on a 380 agreement between Windmill Properties, LLC, and the City of Burleson for the development of a new hotel located at the Standard at Chisenhall. (Staff Contact: Alex Philips, Economic Development Director)

STRATEGIC PRIORITY AND GOAL(S):

 Dynamic & Preferred City Through Managed Growth	Strategic Goal
	2.1 Attract and retain top-tier businesses 2.2 Promote sustainable residential and commercial development through strategic and long-term planning 2.3 Enhance connectivity and improve mobility 2.4 Implement the city's Capital Improvement Program Develop and maintain facilities and utility services

SUMMARY:

Windmill Properties, LLC is proposing a new Hilton flag boutique hotel within the Standard at Chisenhall development. The hotel will have a minimum capital investment of \$18 million dollars and will include at least 80 rooms in 5 -6 stories. The development will also include a restaurant space as well as two smaller spaces for retail on the bottom floor.

The 380 agreement includes a 75% rebate of the HOT tax that is received from the development for a term of seven (7) years or it reaches the cap of \$1.3 million prior to the end of the term.

Windmill is obligated to commence construction by August 30, 2026 and receive the certificate of occupancy by December 31, 2027.

RECOMMENDATION:

Staff recommends approval

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

REFERENCE:

N/A

FISCAL IMPACT:

Proposed Expenditure/Revenue: 75% Rebate of Hot revenue
Account Number(s): 2104202-66045
Fund: HOT/MOT Tax Fund
Account Description: Economic Development Incentive
Procurement Method: N/A

STAFF CONTACT:

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