Chisenhall Fields Parking

November 9, 2026

Staff Presenter: Eric Oscarson, Deputy City Manager



Overview

- Background
- Current Parking
- Current Parking Concerns
- Future Parking Plans
- Immediate Recommendations
- Enforcement
- Council Action



Background

- Fall 2010 – Chisenhall Fields opens with 10 baseball fields, 5 softball fields, a football field, concessions facilities, and parking
- Winter 2023- Converted 1 field to synthetic turf infield
- Fall of 2023 – Additional Parking completed
- Summer of 2024- Converted 7 fields to synthetic turf infields
- Summer of 2025 – Remaining 7 fields converted to synthetic turf infields
- Fall 2025 – City contracted with SFC to manage complex in support of sports tourism initiative

Background



2011

Background



2023

Background



2024

Background



2025

Current Parking

- Initial Parking Lot (2011)
  - 602 Parking Spots
  - 21 Handicapped Spots
  - 623 Total Spots
- Additional Parking (2023)
  - 136 Parking Spots
  - 5 Handicapped Spots
  - 141 Total Spots
- Total Parking (2026)
  - 738 Parking Spots
  - 26 Handicapped Spots
  - 764 Total Spots



Current Parking Concerns

- Parking in Fire Lanes
- Parking in non-designated areas
- Parking on non-paved surfaces
- Insufficient Parking



Parking in Fire Lanes
Life/Safety Concerns





Parking in Non-Designated Areas

Traffic Issues/Pedestrian Restriction



Parking in Non-Paved Areas

Damage to Infrastructure





Insufficient Parking

- Concerns have been raised that there is insufficient parking on the site
- Staff collected data from September 22 – October 19
- Data collected was to identify number of vehicles parked in areas that are restricted and the number of empty parking spots
- Data was collected hourly M-F from 6-9PM and Saturday and Sunday from 9AM – 9PM
- In cases of vehicles parked in restricted areas, there were an average of 259 available parking spaces
- Of the data collected, only once was there a time where all paved spots were full, but overflow lot was only 75% full



Future Parking Plans

158 Additional Parking Spots
4 Additional Handicapped Spots

Not in current CIP
Estimated $1,000,000



Immediate Recommendations

- Fire Lane Enforcement
  - Update Ordinance to allow police enforcement
    - Current Ordinance needs modification
    - Ticketing
    - Towing
- Communication/Notification
  - Repaint Fire Lanes
  - Additional Signage
  - Digital Communication
    - City/BYA/Chisenhall

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Immediate Recommendations

- Designate Overflow Parking
  - Current area being utilized & not compliant
  - Approximately 300 spots available
  - Requires variance approval from P&Z and City Council
  - Posted as “Overflow Parking”
  - Barriers to limit where parking is allowed



Immediate Recommendations

- Additional Overflow Parking
  - Patrons are jumping the curb and parking
  - Identified as future parking
  - 75-100 spots
  - Curb cuts and barriers to identify where parking is allowed.
  - Requires variance approval from P&Z and City Council



Immediate Recommendations

- Updated Ordinance
  - Identify Allowed Parking
    - Paved/marked spaces
    - Overflow Parking Lots
  - Identify Prohibited Parking
    - Non-designated paved areas
      - Drive Aisles
      - Pedestrian Walkways
      - Trails
    - Non-Paved Surfaces
      - Not Designated “Overflow Parking”



Enforcement of New Ordinance

- Burleson Police Department
  - Issue Citations for Illegal Parking
  - Towing Vehicles if Consistent Issues Persist

- Communication/Notification
  - Paint curbs yellow where no parking is identified
  - Additional Signage
  - COPS/Chisenhall Staff education/notification
  - Digital Communication
    - City/BYA/Chisenhall

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Initiate Future Parking Plans

158 Additional Parking Spots
4 Additional Handicapped Spots

Engage consultant to begin designing next phase.



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Discussion

- Capital Plan
- Ordinance Update for Parking Locations
- Parking Variances
  - P&Z in January
  - Council in February

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Staff Recommendation

- Recommend:
  - Approve ordinance amendment on first reading.

