

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 6, 2025

FILE NUMBER: STNAME-25-000003

PLANNER: Sharmila Shrestha

LOCATION: Oak Street between Gaston Avenue and Live Oak Street

DATE FILED: July 30, 2025

COUNCIL DISTRICTS: 14

APPLICANT: City of Dallas

REQUEST: An application to change Oak Street between Gaston Avenue and Live Oak Street to “Peter M. Miller Street”.

SUMMARY:

- City received a City Council memorandum on July 30, 2025, to consider changing the name of Oak Street between Gaston Avenue and Live Oak Street to “Peter M. Miller Street”.
- The justifications for this application are provided in the attached City Council Memorandum dated July 30, 2025, and in Exhibit A.
- Notices were sent on October 3, 2025, to 34 property owners notifying them of the proposed street name change. Notification signs were put up on August 15, 2025, and the newspaper notice was published on October 4, 2025.
- The Subdivision Review Committee on Thursday, September 4, 2025, unanimously recommended denial of Street Name Change STNAME-25-000003.

BACKGROUND INFORMATION:

<u>Thoroughfare/Street</u>	<u>Roadway Status</u>
Oak Street	Minor Arterial
Gaston Avenue	Major Arterial
Live Oak Street	Major Arterial
Greenwood Street	Minor Arterial
Swiss Avenue	Minor Arterial
Floyd Street	Minor Arterial

STAFF ANALYSIS:

“Section 51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES” are attached at the end of this report.

Street Name Change: In terms of compliance with Division 51A-9.300 of the Dallas Development Code, staff observe the following:

Section 51A-9.304(a)(5) states “A street name may not contain more than 14 characters providing; however, that the street-type designation may be abbreviated to comply with this requirement.”

The proposed street name, “Peter M. Miller Street” contains more than 14 characters. The request does not comply with Section 51A-9.304(a)(5). The approval of this request will require a waiver of Section 51A-9.304(a)(5).

Section 51A-9.504(a)(1) states “A proposed label in a street name may not duplicate any existing label.”

The change of “Oak Street” to “Peter M. Miller Street” complies with Section 51A-9.504(a)(1) as there has not been another city street named “Peter M. Miller Street”.

Section 51A-9.304(a)(2) states “A proposed street name may not be similar to an existing street name so that it creates confusion or an obstacle to the provision of emergency services.”

There is not an existing city street named “Peter M. Miller Street”. The request complies with Section 51A-9.304(a)(2).

Section 51A-9.304(c)(2) states “A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.”

The request does not comply with Section 51A-9.304(c)(2). The approval of this request will require a waiver of Section 51A-9.304(c)(2).

Section 51A-9.304(c)(1) states “A historic street name may not be changed”.

Oak Street appears on map going back over 135 years. The approval of this request will require a waiver of Section 51A-9.304(c)(1).

WAIVES ARE NEEDED FOR:

Section 51A-9.304(a)(5) states “A street name may not contain more than 14 characters providing; however, that the street-type designation may be abbreviated to comply with this requirement.”

Section 51A-9.304(c)(2) “A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.”

Section 51A-9.304(c)(1) states “A historic street name may not be changed”.

Departmental Responses: Information on this case was routed to the following entities on August 14, 2025.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	8/14/25
Atmos Energy	N/R	Police	N/R
Building Inspection (Arborist)	8/14/25	Department of Transportation	8/18/25
City Archivist	8/15/25	Public Works	N/R
City Attorney	NR	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	N/R
Dallas County Historical Commission	N/R	Texas DOT	N/R
DART	N/R	SD&C_ENG.	N/R
Fire Department	N/R	TXU Electric	N/R
Long Range Planning	N/R	US Post Office	N/R
Park and Recreation	8/14/25	Street Name Coordinator	8/29/25

N/R= No written Response

- **Street Name Coordinator:** Approval with comment
 - Need waiver for Section 51A-9.304(a)(5)
- **Department of Transportation:** Recommend denial
 - A street name may not contain more than 14 characters (spaces included) (Section 51A-9.304(a)(5)).
 - A proposed street name may not be similar to an existing street name (Section 51A-9.304(a)). "Peter M. Miller St." is too similar to "Miller Avenue" and "Peters Street," which already exists as street names in the City of Dallas.
- **Building Inspection:** Recommend no objection
- **Park and Recreation:** Recommend no objection
- **City Archivist:** Recommend denial

We note that "Oak Street" does not appear in the official 1889 annexation map for the City of East Dallas but does show up in the 1890 property tax rolls for the City of East Dallas ("Oak Lane"). Oak continues to appear in early maps of Old East Dallas, running from Worth to Live Oak as seen in the 1921 city block map. Archives confirm that Oak Street has a history extending back 135 years, classifying it among the older street names in Dallas.

- **Property Management:** Recommend no objection

STAFF RECOMMENDATION: Staff recommends approval to the request to change the name of Oak Street, between Live Oak Street and Gaston Avenue, to “Peter M. Miller Street” provided that the required waivers are granted by the City Council.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: The Subdivision Review Committee on Thursday September 4, 2025, by unanimous vote recommended denial of the Street Name Change STNAME-25-000003

Memorandum



CITY OF DALLAS

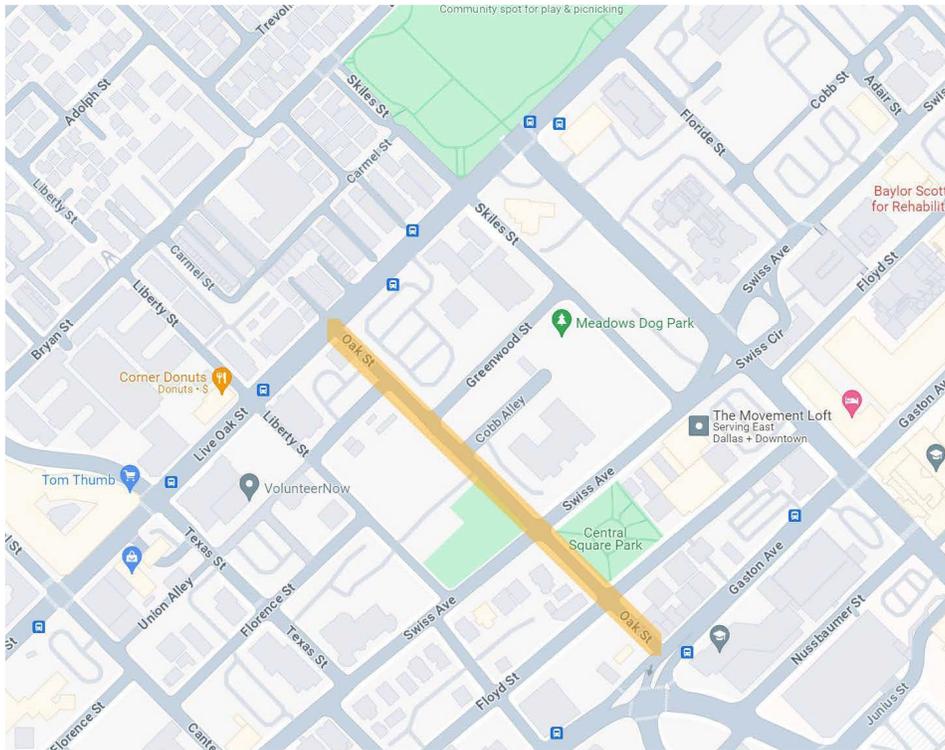
DATE July 30, 2025

TO Kimberly Bizer Tolbert, City Manager

SUBJECT **Street Name Change for Oak Street to Peter M. Miller Street**

In accordance with the provisions of Section 51A-9.302 of the Dallas Development Code, please process an application for the consideration of a street name change for Oak Street between Gaston and Live Oak, to change the street name to Peter M. Miller Street. Peter Miller is the president and CEO of the Meadows Foundation, where he oversees the strategy and operations of one of the largest family philanthropies in Texas. His bio is attached.

Proposed Street:



“Service First, Now!”
Connect – Collaborate – Communicate

DATE July 30, 2025
SUBJECT **SUBJECT**
PAGE **# of #**



Paul E. Ridley
Councilmember, District 14



Jesse Moreno
Mayor Pro Tem, District 2



Laura Cadena
Councilmember, District 6

c: Bilierae Johnson, City Secretary

"Service First, Now!"
Connect – Collaborate – Communicate

Exhibit A



PETER M. MILLER
President & CEO

Profile

Peter Miller is president and CEO of The Meadows Foundation, where he oversees the strategy and operations of one of the largest family philanthropies in Texas. As the great-nephew of founders Algur H. and Virginia Meadows, his mission is ensuring the Foundation is a perpetual resource to benefit and serve the people of Texas, now and for future generations.

Before joining Meadows in 2020, Peter was president of the advisor development group at Wells Fargo, the second-largest bank and third-largest brokerage firm in the United States. As a key leader, he defined and led the strategic vision of his group. During his tenure, the group was consistently ranked as an industry leader, and Gallup recognized his work for achieving high employee engagement.

Previously, Peter was president of the financial services group at Wachovia Securities, which was the fourth-largest bank holding company in the U.S at that time. As part of the executive merger team, he led the integration and optimization of seven groups into Wells Fargo, including client solutions, business development, and advisory services.

His financial services background also includes leadership roles at A.G. Edwards & Sons and Kidder, Peabody and Co.

In addition to The Meadows Foundation, Peter serves Texas as a member of Southern Methodist University's Meadows School of the Arts Executive Board and Meadows Museum Advisory Council, as well as Texas 2036's Donor Advisory and Special Planning committees.

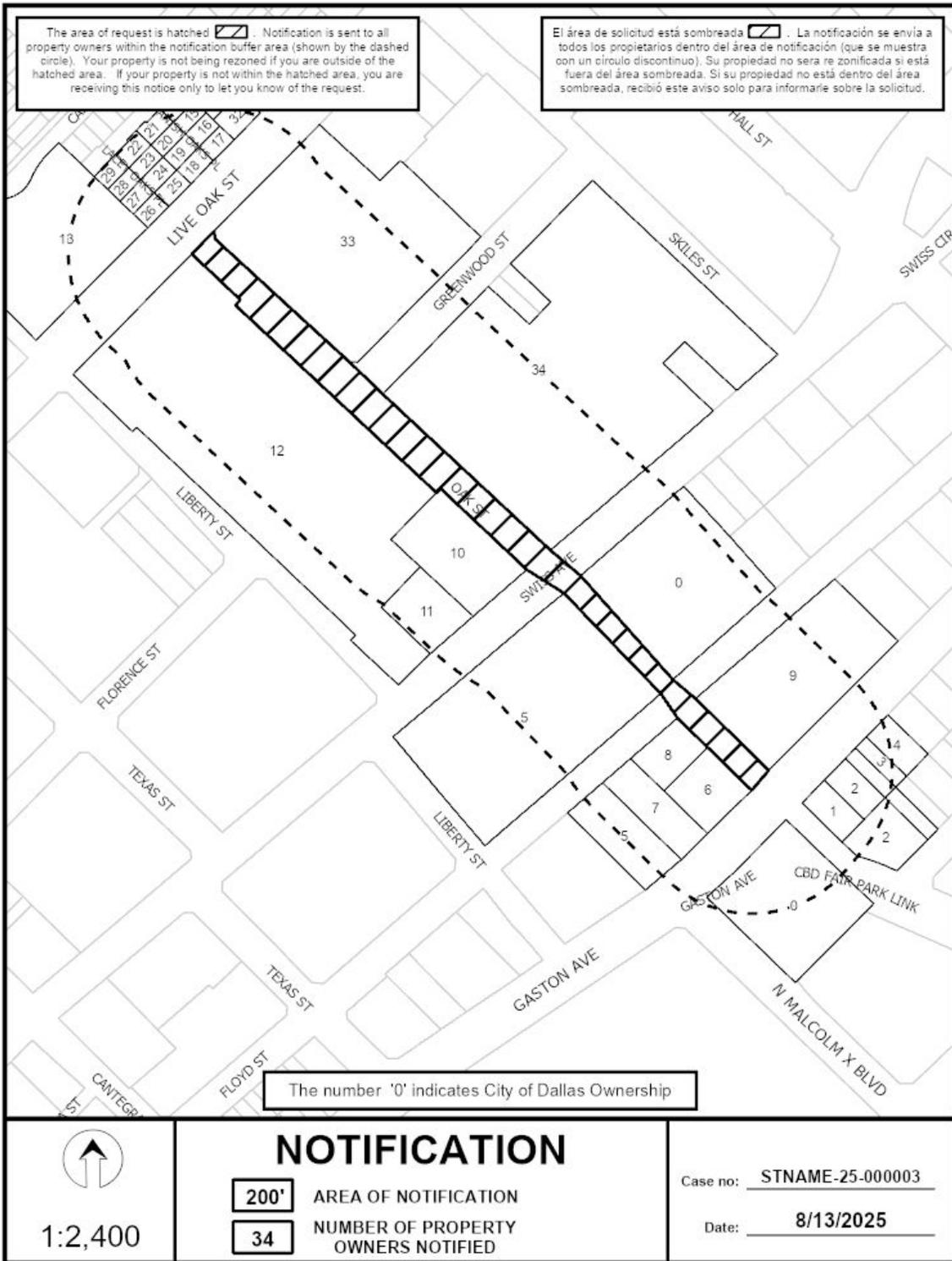
One of Peter's personal community service interests for many years has been homelessness. Since moving to Dallas, he helped launch The Collaborative on Homelessness. The coalition of local philanthropic organizations works to create a strategic, coordinated, and measurable system that helps individuals achieve permanent housing.

He has also worked to invigorate the Wilson Historic District, a program of the Foundation that offers rent-free office space to nonprofits in Dallas. As part of his broader vision to create a wellness-centered campus, he has helped establish Liberty Street Garden with New Friends New Life to provide employment opportunities for trafficking survivors and is guiding the development of a center to provides free childcare for parents undergoing cancer treatment, alongside a paid early childhood education program for neighborhood children. Moreover, he is leading efforts to bring a restaurant to the District that offers an internship program for justice-involved youth as well as a coffee shop that will be staffed by adults with intellectual or developmental disabilities.

Originally from St. Louis, he co-founded Sons & Daughters of Soulard to encourage local businesses to raise funds and volunteer for Peter & Paul Community Services. Peter & Paul provides housing and supportive services to men and women without homes, especially those who live with mental illness or HIV.

Peter also served his hometown as a donor and volunteer at Soulard School and a board member of St. Louis Symphony, St. Louis Red Cross, and Old Newsboys Day, a charitable project of the St. Louis Post-Dispatch.

3003 Swiss Avenue, Dallas, Texas 75204 • 214.826.9431 • www.mfi.org



08/13/2025

Notification List of Property Owners

STNAME-25-000003

34 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3000 GASTON AVE	BAORD OF REGENTS TEXAS A & M UNIVERSITY
2	3004 GASTON AVE	BOARD OF REGENTS TEXAS A & M UNIVERSITY
3	3010 GASTON AVE	BOARD OF REGENTS OF THE
4	3012 GASTON AVE	BOARD OF REGENTS OF THE
5	2922 SWISS AVE	MEADOWS FOUNDATION INC
6	2929 GASTON AVE	VEIGA FAMILY TRUST
7	2917 GASTON AVE	NINETEEN HOLDINGS LLC
8	2919 FLOYD ST	MORSCO PROPERTIES LLC
9	3101 GASTON AVE	SL5 DEEP ELLUM LP
10	2917 SWISS AVE	Taxpayer at
11	2909 SWISS AVE	Taxpayer at
12	2900 LIVE OAK ST	Taxpayer at
13	714 LIBERTY ST	910 TX PARTNERS LLC
14	778 SPANISH OAKS PL	NGUYEN KRISTINE &
15	762 SPANISH OAKS PL	DIERKER CHARLES R & BRITTANY
16	746 SPANISH OAKS PL	ROBERSON TIMOTHY D & ANN J
17	730 SPANISH OAKS PL	DEKEMA BRANDON
18	731 SPANISH OAKS PL	HARBERT STEVEN C &
19	747 SPANISH OAKS PL	BOWEN JASON MATTHEW &
20	763 SPANISH OAKS PL	MOLENO RICHARD BENJAMIN
21	779 SPANISH OAKS PL	GOLDBERG AARON
22	778 LACEY OAKS PL	ONORIODE HELEN
23	762 LACEY OAKS PL	SUBBANAN GOWTHAMAN &
24	746 LACEY OAKS PL	LI LUNA
25	730 LACEY OAKS PL	MALEKOUTI KYLER
26	731 LACEY OAKS PL	DEMNI LARRY

08/13/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	747 LACEY OAKS PL	NG WAI CHUNG
28	763 LACEY OAKS PL	BAILEY LS REAL ESTATE LLC
29	779 LACEY OAKS PL	LORCH HEATHER L
30	3020 CARMEL ST	BRUMFIELD APRIL W
31	3022 CARMEL ST	SIX BY SEVEN LLC
32	3024 CARMEL ST	TANG DUCK J & ESTHER K
33	3103 GREENWOOD ST	Taxpayer at
34	3003 SWISS AVE	Taxpayer at

SECTION 51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES:

(a) In general.

(1) A proposed label in a street name may not duplicate any existing label.

(2) A proposed street name may not be similar to an existing street name so that it creates confusion or an obstacle to the provision of emergency services.

(3) If all of the standards in this section are met, a roadway that extends into the city of Dallas from a contiguous municipality must adopt the street name given the street by the contiguous municipality.

(4) A street name that uniquely identifies a particular tract, tenant, or product name is prohibited.

(5) A street name may not contain more than 14 characters providing, however, that the street-type designation may be abbreviated to comply with this requirement.

(6) Hyphenated and apostrophied street names are prohibited.

(b) Number of names for a roadway.

(1) Except as provided in Paragraph (2), a roadway must have only one name.

(2) Different names must be given to the same roadway under the following conditions:

(A) If a minor roadway deviates from its predominant course at a 90-degree angle for a distance of more than 300 feet, a different name must be used for the predominant course and for each portion of the roadway deviating from the predominant course.

(B) If two segments of a minor roadway are separated by an intervening land use that prohibits vehicular passage, and if future connections of the street segments through the use is unlikely, the segments of roadway on each side of the intervening use must have different names.

(C) If a street is interrupted and offsets more than 150 feet at a cross street, different names must be given to the offset street segments.

(c) Historic street names.

(1) A historic street name may not be changed.

(2) A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.

(d) Street type and label designation.

(1) A street name may not contain more than one street-type designation. For example, the street name "John Doe Place Road" is not permitted.

(2) The designation of the street type must be based upon the features of the roadway, such as the traffic volumes carried by the roadway, its physical design and construction characteristics, and its role in the surrounding street network.

(3) No street name may have more than two labels before the street-type designation.

(e) Directional prefix and suffix.

(1) A directional prefix is permitted only when the roadway intersects one of the official baselines used by the city.

(2) A directional suffix is permitted as an indicator for address location.

(f) Guidelines.

(1) A street name may be based upon physical, political, or historic features of the area.

(2) The name of a subdivision and names thematically related to the name of a subdivision may be given to a street within the subdivision.

(g) Waiver.

The city council, by a three-fourths vote of its members, may waive any of the standards contained in this section when waiver would be in the public interest and would not impair the public health, safety, or welfare. (Ord. Nos. 19832; 23407)