

Hanne K. Klein

3030 McKinney Ave. ; #502 ♦ Dallas TX 75204

May 5, 2005

Mr. Neil Emmons District 14 Plan Commissioner
and Members of City Plan Commission
City of Dallas
1500 Marilla, Suite 5BN
Dallas, Texas 75201

Dear Mr. Emmons:

As a resident of Uptown and almost a next-door neighbor of Club Babalu, I hope that the City Plan Commission will deny their petition for a SUP for a dance hall. The dance hall is inconsistent with the neighborhood, and the timing for any kind of special zoning request is wrong.

Dallas has committed \$1.4 million for its first-ever comprehensive land-use plan, which should be ready in December. The hope is that such a plan will give us the blue print for city growth that will also give confidence to both homeowners and businesses in the stability of the neighborhood they bought into. The hope also is that a comprehensive land use plan will end the exception-to-the-rule, ad-hoc zoning that has been so destructive to many neighborhoods.

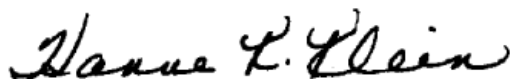
Our city is well into the first steps toward creating this plan having hosted a number of neighborhood meetings for citizen input. Citizens in attendance sent a clear message -- Dallasites want areas like Uptown to grow with small parks, outdoor malls similar to West Village, and corridors that will bridge the gaps between Dallas neighborhoods, i.e., a place where galleries, retail, residential in all its variety, restaurants and bars can co-exist and meld into a pedestrian friendly neighborhood.

That vision does not include a dance hall in the midst of this -- which, I would think, is why a Special Use Permit is required for Club Babalu to continue to operate here. But why let yet another exception sneak in when we are at the cusp of a comprehensive land-use plan that will allow the city to develop in a constructive, deliberate manner?

Denial of this SUP would be in line with what the neighborhood wants as well as with the City of Dallas' own hopes for Uptown and its unique place in our city.

As one participant at a neighborhood meeting was quoted as saying, "The feedback is there. It's incumbent on the city" to put it into effect. Please deny this SUP.

Very truly yours,



Hanne K. Klein