

**H. Jack Price  
3030 McKinney Avenue  
Dallas, Texas 75204**

May 9, 2005

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

Re: Z045-201 Renewal of Club Babalu's SUP for Dance Hall Use  
May 19, 2005 Plan Commission Hearing

Members of the Plan Commission:

**I strongly urge you to deny Club Babalu's request for renewal of its SUP for Dance Hall Use.**

First, let me say that I live on the south side of La Tour facing Club Babalu. I make my appeal to you based in large part on my personal experience with being awakened by disturbances emanating from the area of Club Babalu on nights and in the early morning hours on the occasions when Club Babalu has sponsored an event. Those disturbances have included loud cars, loud motorcycles, fights, screaming, cursing, honking horns, alarm systems being activated, and gunfire or fireworks, to name a few.

I have also personally witnessed patrons of Club Babalu walk from the premises of Club Babalu to the La Tour parking lot where they had parked their cars, without our permission, and drive away. I have personally witnessed patrons of Club Babalu blocking traffic on McKinney Avenue, as well as on Oak Grove. I have personally witnessed fights taking place on Oak Grove, and on more than one occasion I have observed patrons of Club Babalu use La Tour property as a restroom, not to powder, but to relieve themselves.

As I recall, at last year's city council meeting, counsel for Club Babalu related that he was from New York City, or some other large metropolitan area, and that he had been a resident of an urban neighborhood. As I further recall, he attempted to make the case that those of us who have chosen to live in the Uptown area had done so in order to avail ourselves of the benefits of vibrant city life, and that we had simply gotten what we had had bargained for. Of course, nothing could be further from the truth.

The bargain for a vibrant city life did not include an agreement by us to be subjected to illegal and disruptive conduct by the patrons of Club Babalu, conduct that destroys the very quality of the vibrant city life we seek.

We did make a deal with you, our city. That deal was that we will commit our hard earned money to Dallas and in consideration of our taxes, you will provide us with the framework, the laws, the protection, including the zoning, to make our lives livable. Simply put, there is vibrant city life which is acceptable, and there is city life which is proscribed by law and is not. There is substantial demonstrable evidence that the patrons of Club Babalu are not willing to live the life of a neighbor within the bounds of propriety, or the law. The truth is, Club Babalu and its patrons are the bane of a vibrant city. They destroy its livability. They create a hostile environment. They encourage flight to one that is more hospitable. So the lesson is, if you want to nurture this city in its renaissance and save this city from decline, act now to deny Club Babalu the permit that gives it a right and a venue to turn a wholesome vibrant neighborhood into a chaotic unlivable one.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Jack Price', with a long horizontal flourish extending to the right.

H. Jack Price