

January 24, 2017

VIA EMAIL ONLY: clec@gptx.org

City of Grand Prairie
Attn: Charles Lee
PO Box 534045
Grand Prairie, Texas 75053

Re: Comments to proposed Specific Use Permit to operate a drive-through retail beer and wine facility at 507 E. Main Street, SU170104 (the "Project")

To Whom It May Concern:

Thank you for allowing Union Pacific Railroad Company ("UP") the opportunity to submit the following comments in response to the notice on the above-referenced Project. UP is a Delaware corporation that owns and operates a common carrier railroad network in the western half of the United States, including the State of Texas. UP's rail network is vital to the economic health of Texas and the nation as a whole and its rail service to customers in the Grand Prairie Area is crucial to the future success and growth of those customers.

The proposed Project location is adjacent to UP's Dallas Subdivision. UP requests that if the City considers approving the permit for the Project, the City should examine the risks associated with locating a drive-through retail beer and wine facility so near to an active rail corridor. Any land planning decisions should consider that train volumes near the Project area may increase in the future. UP also asks that the City and the applicant keep in mind that this is a vital rail corridor and nearby land uses should be compatible with this continuing rail use.

City of Grand Prairie
January 24, 2017

Increased Traffic Impact

The safety of UP's employees, customers, adjoining land owners, and the communities we operate through is our top priority. Any increase of pedestrian and vehicular traffic from the Project may conflict with train operations causing trains to proceed more slowly through the City, and/or make more frequent emergency stops, which would make rail service less effective and efficient. Should this Project be approved, UP requests that the developer and the City examine any increase in vehicular and pedestrian traffic and the impacts on any nearby at-grade road crossings to see if any additional mitigation measures should be included in the Project.

Trespassing

Any increase in pedestrian traffic will also increase the likelihood of trespassing onto the railroad right-of-way. UP requests that the developer and the City examine the Project impacts associated with the increased likelihood of trespassing and set forth appropriate mitigation measures. The developer should install fencing, pavement markings and "no trespassing" signs designed to prevent individuals from trespassing onto the railroad tracks. Buffers and setbacks should also be required adjacent to the right-of-way.

UP appreciates the developer and the City giving due consideration to the above concerns, as this proposed Project may result in impacts to land use and public safety. Please give notice to UP of all future hearings and other matters with respect to the Project as follows:

Kristian Ehrhorn, Senior Manager - Real Estate
Union Pacific Railroad Company
1400 Douglas Street - STOP 1690 Omaha, NE 68179
(402) 544-8567
kjehrhorn@up.com

Please do not hesitate to contact Kristian Ehrhorn if you have any questions or concerns.

Sincerely,



Madeline E. Roebke
Senior General Attorney
Union Pacific Railroad Company

cc: Kristian Ehrhorn