

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 2, 2026, AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An Ordinance for the "T" Street right-of-way abandonment, for that portion of "T" Street located immediately west of Watt Street (G-23-499).</p> <p><b>Submitted by:</b></p> <p>Department of Planning and Development</p>	<p>√<b>Ordinance</b> Resolution</p>	<p>Delphone Hubbard City Manager</p>
<b>SYNOPSIS</b>	<p>The owner of the adjacent property requests to abandon approximately 103.7 linear feet of the "T" Street right-of-way located immediately west of Watt Street. The abandonment is requested as part of the Access Village POD development, which was approved by the Board of Directors on May 5, 2026.</p>	
<b>FISCAL IMPACT</b>	<p>None</p>	
<b>RECCOMENDATION</b>	<p>Pass the Ordinance.</p>	
<b>BACKGROUND</b>	<p>The owner of the adjacent property requests to abandon approximately 103.7 linear feet of the "T" Street right-of-way located immediately west of Watt Street. The abandonment is requested as part of the Access Village - POD (Z-10083-A) development, which was approved by the Board of Directors on May 5, 2026.</p> <p>The portion of "T" Street requested for abandonment is a paved two-lane roadway, with curb and gutter and sidewalk on the south side. It has been used for years to access a school campus. The portion of "T" Street is further to the west and within this block was previously abandoned.</p> <p>None of the public utility companies object to the proposed abandonment. The individual utility comments are as follows:</p>	

**BACKGROUND**

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AT&T:

AT&T approves the ROW abandonment but will need to maintain a utility easement on the south side of T-street in the area in question. We have a fiber that attaches to the Entergy poles along the south side of T St.

Central Arkansas Water:

As long as easements are left in place for the public water utilities, Central Arkansas Water is okay with the right-of-way abandonment.

Entergy:

Entergy has no objections to this proposal. However, there is an existing overhead primary line running through the proposed area. Entergy will need to maintain this line unless arrangements are made to relocate the line at the developer's expense.

Little Rock Water Reclamation Authority:

LRWRA has no objection to the abandonment of this area, with the understanding that the existing 60' T street will not be affected.

Summit Utility:

Summit Utilities, Arkansas ("Summit") acknowledges that it is aware of Holloway Engineering's application to the City of Little Rock regarding the proposed vacation of a portion of the T Street right-of-way in connection with the planned project and does not oppose the requested right-of-way vacation, subject to the reservations set forth herein.

Summit understands that the project is in an early planning stage and that final design details are not yet available. As Planning progresses, coordination with Summit will be required to evaluate potential impacts to Summit's existing natural gas facilities located within or adjacent to the affected area. Any future relocation, modification, or protection of Summit Facilities, if requested or determined to be necessary, would be subject to further review and

**BACKGROUND**  
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separate written agreement, including full reimbursement of Summit's associated costs by the requesting party and compliance with all applicable safety, regulatory, and operational requirements.

According to Pulaski County Title, there are no revisionary rights for the right-of-way requested to be abandoned. The area of abandonment will be incorporated into the adjacent properties for future development.

On April 9, 2026, the Planning Commission voted 8 ayes, 0 noes, 2 absent, and 1 open position, as part of the consent agenda (as part of the Access Village - POD - Z-10083-A) to approve the right-of-way abandonment. There were no objectors present.

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing for the POD development, which included the right-of-way abandonment.