



Texas City
COMMUNITY DEVELOPMENT

*1867 Settlement Historic
Business District Revitalization*

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DIRECTOR OF COMMUNITY DEVELOPMENT &
GRANTS ADMINISTRATION

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The 1867 Settlement Historic District

2

FOUNDED IN 1867

1865 Judge William J. Jones began selling land near the Galveston, Houston and Henderson (GH&H) Railroad in present-day Texas City.

Jones sectioned the land into five- and ten-acre tracts and made it available for purchase by formerly enslaved African-Americans.

The sections sold over the years that followed formed the area today known as the 1867 Settlement.




The 1867 Settlement Historic District









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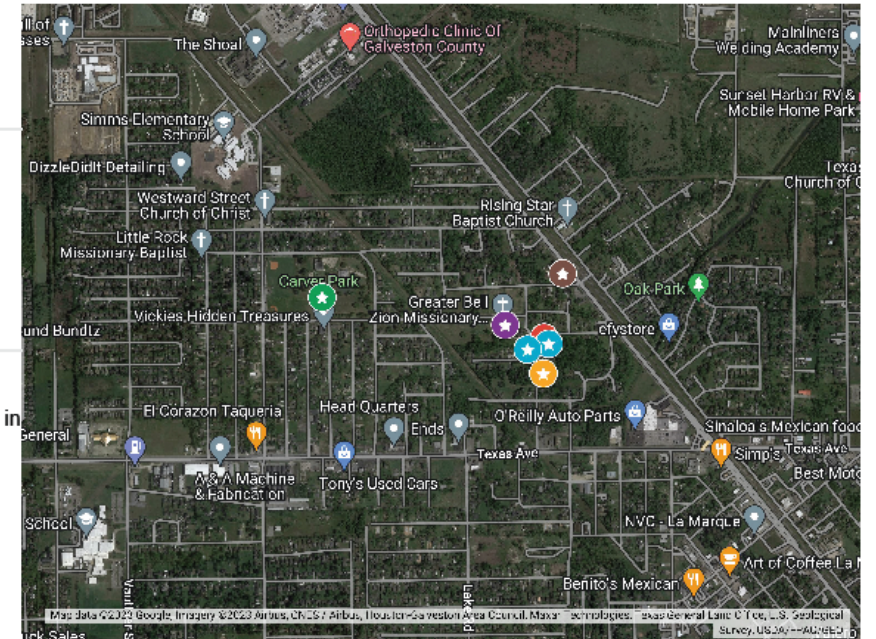
- ▶ Boundaries: From Texas Ave. to Anderson St. and Hwy 3 to Westward St.
- ▶ Formerly known as Highland City and the Highlands.
- ▶ Business District on Texas Ave. (F.M. 1765).
- ▶ On National Register of Historic Places.

1867 Settlement Historic District

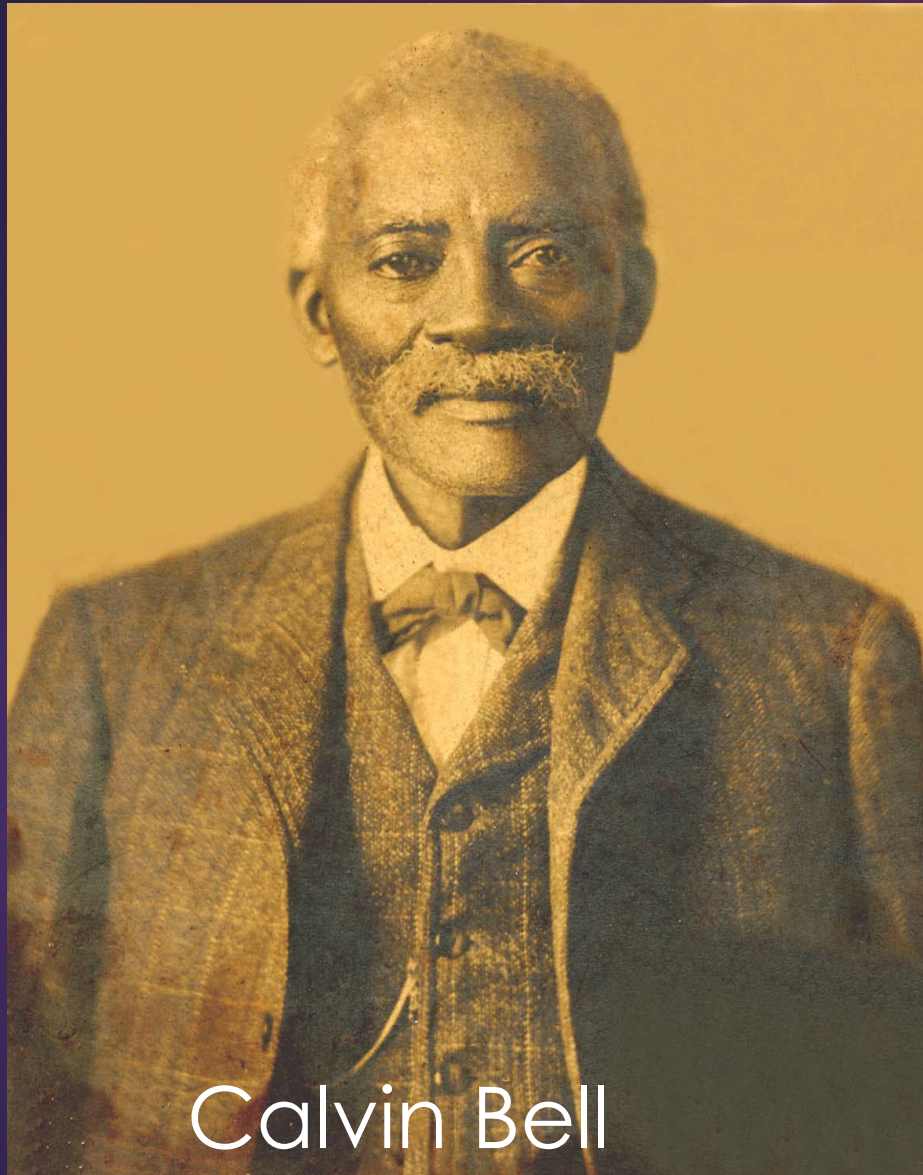
1867-1884
 Greater Bell Zion Missionary Baptist Church

1900-1950
 Carver Park
 Frank Bell, Sr. House
 Frank Bell, Jr. House
 General Store
 Phillips Memorial Cemetery
 Masonic Lodge #373

These sites are associated with the 1867 Settlement in west Texas City. Established in 1867, this community is currently the only historic Reconstruction-era African-American site in Galveston County. It was founded by freed slaves in the area who worked as cowboys on the Butler Ranch located in present-day League City. The cowboys conducted cattle drives along the Chisholm Trail. The community is unique for its time, as many freed slaves struggled to acquire land and form self-sufficient communities during the Reconstruction-era. The community was added to the National Register of Historic Sites in 2010.



The 1867 Settlement Historic District



Calvin Bell



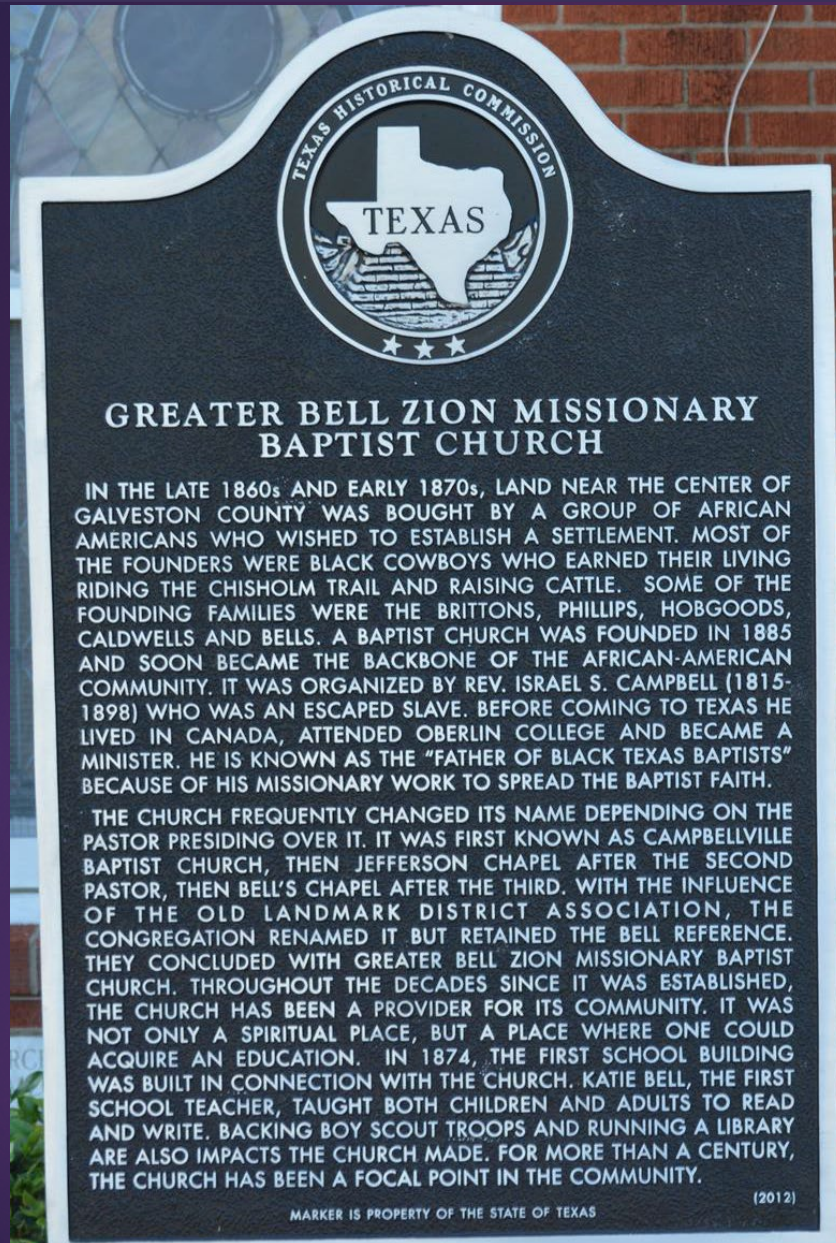
FOUNDING FAMILIES
INCLUDE THE BELLS,
BRITTONS, CALDWELLS,
AND HOBGOODS.



FORMER COWBOYS AT
BUTLER RANCH
(LOCATED IN PRESENT
DAY LEAGUE CITY).



THEY DID CATTLE
DRIVES ALONG THE
CHISHOLM TRAIL,
WRANGLER CATTLE ON
THE OPEN RANGE AND
DROVE THEM THROUGH
NATIVE AMERICAN
TERRITORY THROUGH
KANSAS.



The 1867 Settlement Historic District

- The first church in the community was built on land owned by Stephen and Lucy Campbell in 1874.
- It is known today as the Greater Bell Zion Missionary Baptist Church.
- Phillips Cemetery was established.

The 1867 Settlement Historic District

- ▶ In 1919, Ollie and Frank Bell, Jr. built a general merchandise store with gas pumps.
- ▶ By 1929, the store had electricity and Frank Bell, Jr. helped expand electrical service to his neighbors.
- ▶ **The 1867 Settlement acquired electricity some ten years earlier than the surrounding area.**
- ▶ After World War II, the 1867 Settlement had grown well beyond its original borders and spilled into the neighboring community of La Marque.



Thomas Britton



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The 1867 Settlement Historic District

- ▶ It now included several general stores, a pharmacy, a photographer's studio, several gas stations, a hotel, a lumber company, restaurants, beauty shops, barbershops, night clubs, and had its own doctors.
- ▶ In the 1950s and 1960s, Texas City annexed areas to its west.
- ▶ In 1953, the 1867 Settlement and the surrounding area were annexed.

David Hobgood



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The 1867 Settlement Historic District



- ▶ In 2010, the 1867 Settlement Historic District was added to the National Register of Historic Districts.
- ▶ **The only Reconstruction-era historic district in Galveston County.**
- ▶ The oldest structure is the 1887 Frank Bell, Sr. and Flavilla Bell home.
- ▶ Has been restored by the City of Texas City as a community museum.



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The 1867 Settlement Historic District



Vacant
Donut Shop



Car Wash



Liquor Store

The 1867 Settlement Historic District



Vacant



Vacant



Gas Station

The 1867 Settlement Historic District



Vacant



Occupied



Subway

The 1867 Settlement Historic District

12



Strip Mall



Auto Repair



Foodrite



The 1867 Settlement Historic District

- Texas Ave. in the Settlement District is identified as part of the Revitalization Corridor on City's 2011 Land Use Plan Map.
- Characterized by dilapidated structures, poor to fair housing, incompatible mixture of land uses, and declining number of housing units and small businesses.
- Prompt action is needed to prevent or reverse deterioration.

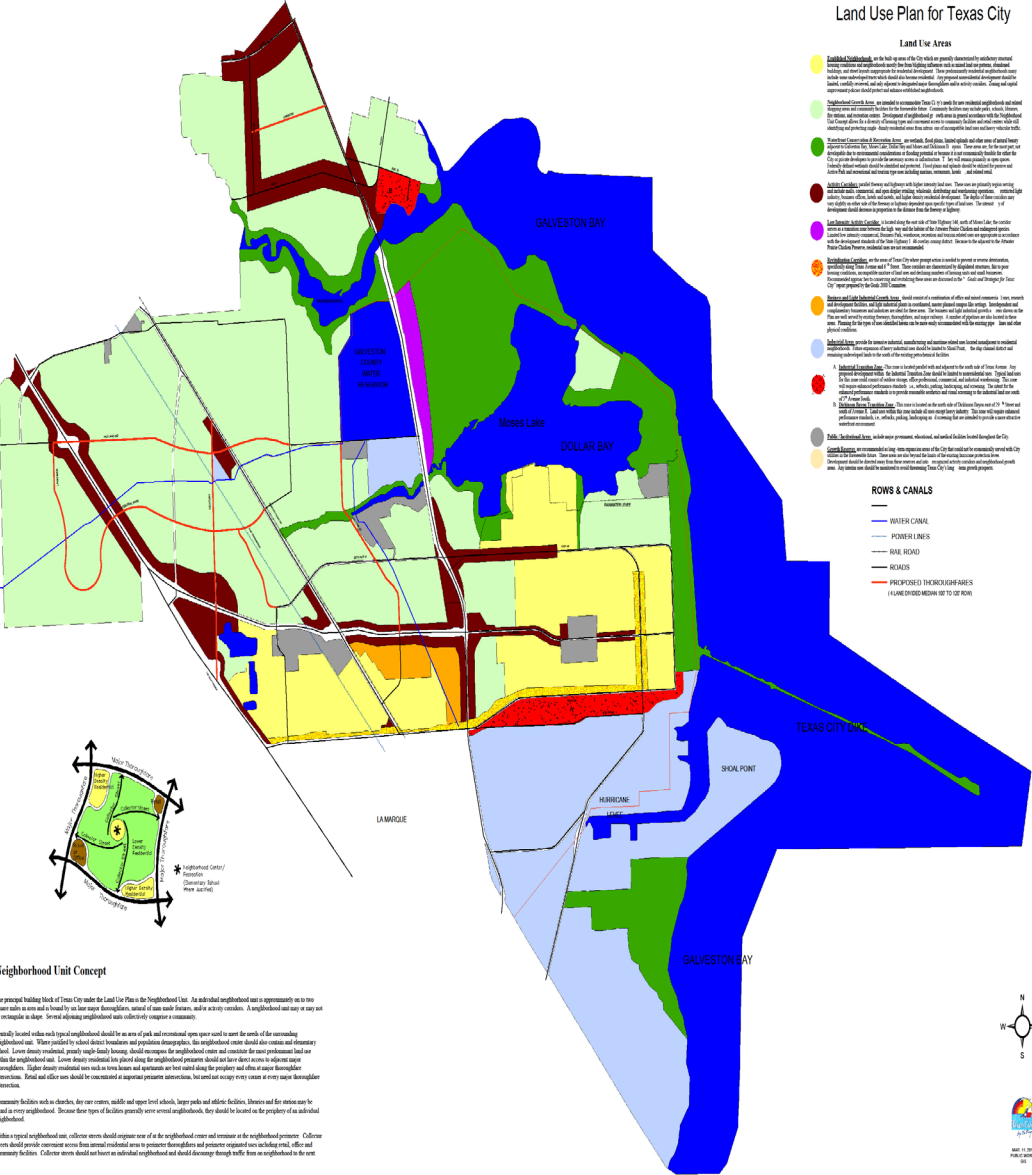
Land Use Plan for Texas City

Land Use Areas

- Residential Medium Density:** ...
- Residential Single-Family:** ...
- Residential Single-Family Detached:** ...
- Residential Single-Family Attached:** ...
- Residential Single-Family Attached (Townhomes):** ...
- Residential Single-Family Attached (Row Homes):** ...
- Residential Single-Family Attached (Duplexes):** ...
- Residential Single-Family Attached (Triplexes):** ...
- Residential Single-Family Attached (Fourplexes):** ...
- Residential Single-Family Attached (Fiveplexes):** ...
- Residential Single-Family Attached (Sixplexes):** ...
- Residential Single-Family Attached (Sevenplexes):** ...
- Residential Single-Family Attached (Eightplexes):** ...
- Residential Single-Family Attached (Nineplexes):** ...
- Residential Single-Family Attached (Tenplexes):** ...
- Residential Single-Family Attached (Elevenplexes):** ...
- Residential Single-Family Attached (Twelveplexes):** ...
- Residential Single-Family Attached (Thirteenplexes):** ...
- Residential Single-Family Attached (Fourteenplexes):** ...
- Residential Single-Family Attached (Fifteenplexes):** ...
- Residential Single-Family Attached (Sixteenplexes):** ...
- Residential Single-Family Attached (Seventenplexes):** ...
- Residential Single-Family Attached (Eighteenplexes):** ...
- Residential Single-Family Attached (Nineteenplexes):** ...
- Residential Single-Family Attached (Twentyplexes):** ...

ROWS & CANALS

- WATER CANAL
- POWER LINES
- RAIL ROAD
- ROADS
- PREFIGURED THERMOGRAPH AREAS (FLAME-DERIVED MEDIAN 100 TO 100 FEET)



Neighborhood Unit Concept

The principal building block of Texas City under the Land Use Plan is the Neighborhood Unit. An individual neighborhood unit is approximately one to two square miles in area and is bounded by an inner edge, developed, around of some main thoroughfares, and an outer boundary. A neighborhood unit may or may not be contiguous in shape. Several adjoining neighborhood units collectively comprise a community.

Centrally located within each neighborhood should be an area of park and recreational open space used to meet the needs of the surrounding neighborhood unit. Where possible, school district boundaries and population distribution, the neighborhood unit should also contain an elementary school. Large areas reserved, privately owned, and/or leased, should be reserved for neighborhood units and contain the professional and service facilities within the neighborhood unit. Large areas reserved for the neighborhood unit should not have direct access to adjacent major thoroughfares. Highways should be located outside the neighborhood unit and be located along the property and other major thoroughfares. Retail and other uses should be concentrated at important transportation intersections, but scattered every every corner at every major thoroughfares intersections.

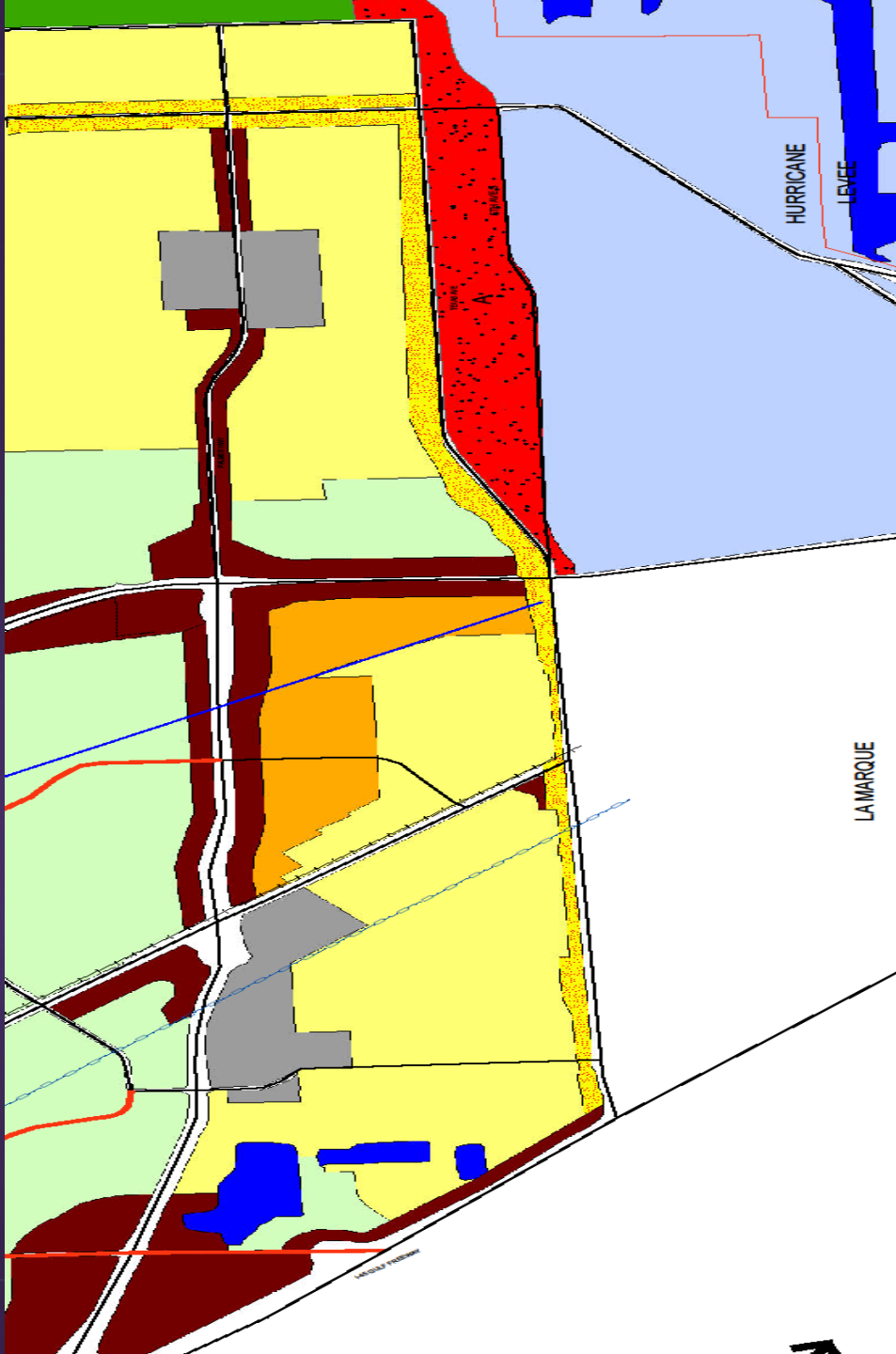
Community facilities such as churches, day care centers, middle and upper level schools, health clubs and athletic facilities, libraries and other centers are located in every neighborhood. Some of these type facilities generally serve several neighborhoods, they should be located on the periphery of an individual neighborhood.

Within a neighborhood unit, collector streets should engage one way of the neighborhood center and terminate at the neighborhood perimeter. Collector streets should provide separate access from arterial roads, serve to improve flow and provide emergency response to neighborhood needs, offer and emergency facilities. Collector streets should not have an individual neighborhood and should discourage through traffic from an neighborhood to the next.



Revitalization Goals

- ▶ Improve Livability of Community
- ▶ Attract Economic Investment
- ▶ Make Travel Destination
- ▶ Expand Economic Opportunity



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Revitalization Goals

- ▶ Bring back or enhance businesses that used to grace the area such as general stores, Bed & Breakfast, beauty shops, barbershops, and night clubs.
- ▶ Also attract businesses in the following spaces:
 - ▶ Bakeries
 - ▶ Bar/Grill/Restaurants
 - ▶ Wine Bar, Brewery
 - ▶ Retail Shops
 - ▶ Art Galleries
 - ▶ Tourist Destination Activities
 - ▶ Cottage Industries



Revitalization Actions

- ▶ Texas City Economic Development Corporation has earmarked \$50,000 in business incentive funding for:
 - ▶ 1867 Settlement Business District Signage
 - ▶ 1867 Settlement Business District Awnings
 - ▶ 1867 Settlement Business District Paint Assistance



Revitalization Actions

- ▶ The City of Texas City Community Development Department CDBG will fund:
 - ▶ Streetscaping
 - ▶ Landscaping
 - ▶ Sidewalk Repair
 - ▶ Curb Numbers
 - ▶ Creation of 1867 Settlement District Business Committee



Investment
&
Outcomes



APPROVED BY
MAYOR JOHNSON
& THE TEXAS CITY
COMMISSION

Actions	2023-2024	Outcomes
Housing Rehabilitation	\$250,000	10 Home Improvements
Down Payment Assistance	\$37,500	5 Home Purchases
Demolition	\$14,500	2 Homes Demolished
Commercial Rehabilitation	\$50,000	10 Commercial Building Improvements
Neighborhood Cleanup & Beautification	\$18,000	
Public Facilities & Improvements	\$80,000	
Total	\$450,000	

Planning Partners

Texas Southern University, Barbara Jordan - Mickey Leland School of Public Affairs

University of Houston, Gerald D. Hines College of Architecture + Design and Community Design Resource Center

Texas Downtown

Steering Committee

Intuitive Global Consulting

Thank You!

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