

# PLANNING & ZONING COMMISSION AGENDA

Wednesday, February 7, 2024, 6:00 p.m.

Regular Meeting

Helen Kleberg Groves Community Room,  
1<sup>st</sup> Floor – City Hall, 400 W. King Ave., Kingsville, Texas

PLANNING & ZONING COMMISSION

## COMMISSION MEMBERS

Mike Klepac

Steve Zamora, Chairman

Debbie Tiffee

Brian Coufal

Larry Garcia

Idotha Battle

## CITY STAFF

Herinda Solis  
Administrative Assistant

Erik Spitzer  
Director of Planning  
and Development Services

### *The following rules of conduct have been adopted by this Commission:*

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than 5 minutes at a time without permission from the Chairman.
4. No one may speak a second time on a question until every person who wants to speak has done so.
5. All submissions of evidence, i.e., photos, drawings, will be retained by the Planning & Zoning Commission and will become a part of the permanent file.

***A COPY OF CHAPTER 15 “LAND USAGE”, FROM THE CITY OF KINGSVILLE CODE OF ORDINANCES, IS AVAILABLE.***

## AGENDA

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES OF PREVIOUS MEETING(S) – January 3, 2024.**
- **PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS**
- **POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA**
- **OLD BUSINESS – None.**
- **NEW BUSINESS –**

### **ITEM #1 - Public Hearing on the request from;**

**Applicant, Cynthia A. Tobar; Owner Alejandro Zaragoza; requesting the replat of CHAMBER PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363.**

**ITEM #2 - Discuss and Consider Action on the request from; Applicant, Cynthia A. Tobar; Owner Alejandro Zaragoza; requesting the replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363.**

**ITEM #3- Public Hearing on the request from; Applicant, James Maddalone; Owner MVGG Isaiah 6 Kingsville Series; requesting the Rezone from R1(Single Family) to C2 (Retail) (of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363.**

**ITEM #4- Discuss and Consider Action on the request from; Applicant, James Maddalone; Owner MVGG Isaiah 6 Kingsville Series; requesting the Rezone from R1(Single Family) to C2 (Retail) (of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363.**

**MISCELLANEOUS:** Any topic may be discussed but no action may be taken at this time.

- **ADJOURNMENT**

**Please call the CITY SECRETARY at 595-8002 to obtain definitive and final City Commission Hearing Date.**

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the Planning Secretary, 361-595-8055, at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Planning and Zoning Commission Meeting scheduled for Wednesday, February 07, 2024.



Erik Spitzer  
Director of Planning and Development Services

Posted @ <u>4:00 pm</u>
On <u>2-2-24</u>
By <u>A. Solis</u>

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
January 3, 2024**

**Planning and Zoning Members Present**

Steve Zamora  
Brain Coufal  
Debbie Tiffie  
Rev. Idotha Battle  
Mike Klepac  
Larry Garcia

**Citizens Present**

Michael Currie

**Staff Present**

Erik Spitzer, Planning & Development Services Director  
Kwabena Agyekum, SNR Planner  
Herlinda Solis, Administrative Assistant

**1. The meeting was called to order at 6:01 p.m.**

**2. Discuss and take action on the meeting minutes of last meeting.**

Rev. Idotha Battle made a motion to approve the minutes from September 3, 2023, meeting as presented. Mike Klepac seconded. All in favor, none opposed. Motion carried.

**3. Public Comments on or off the agenda –** Michael Currie addressed the Board and stated that he would like to open a Liquor Store at 825 West King, Kingsville TX, 78363 and this requires a Special Use Permit.

**4. Postponements –**None

**5. Old Business –**None

**6. New Business –**None

Chairman opened the public Hearing at 6:04 PM

**7. Public Hearing Public Hearing on the request from:**

Item # 1 Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363. (Property ID 15273) also known as the 800 Block of West King, Kingsville TX 78363.

Kobby Kwabena addressed the board and stated that Michael L. Currie approached the Planning Department requesting to open a Liquor Retail Store; the property is located at 800 West King, suite 825, Kingsville TX and it is currently zoned C2 (Retail) which requires a Special Use Permit. This Special Use Permit would have no adverse effect on the environment and complies with current Code of Ordinances. The planning Department mailed 32 letters to the surrounding area and had no calls or feedback; therefore, we recommend the approval for a Special Use Permit.

**8. Discuss and Consider Action on the request from:**

**Item # 2 Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363. (Property ID 15273) also known as the 800 Block of West King, Kingsville TX 78363.**

Brian Coufal asked if this property was currently zoned C2 and if all liquor stores require a Special Use permit? Herlinda Solis responded and stated that C3 and C4 do not require a Special Use permit under the land use chart; however, C2 does allow if a Special Use Permit is approved. Steve Zamora asked if there was a rule of the distance for a bar, club, or liquor store? Erik Spitzer responded that we use a 300-foot radius map that is included in the packet and this area was clear of schools, churches, and daycares.

Brian Coufal made the motion to approve the request from Michael L. Currie, applicant, requesting a Special Use Permit for a Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363. (Property ID 15273) also known as the 800 Block of West King, Kingsville TX 78363 TX. 78363. Debbie Tiffie seconded the motion. All in favor, none opposed.

**9. Miscellaneous** – Kobby introduced Erik Spitzer as the new Planning and Development Services Director and stated that he was the Commanding Officer at the Naval Base in Kingsville from 2016 to 2020 and returned back to South Texas because he loves the area. Erik Spitzer responded that he has not worked on this side of 77, but he is proud and honored to be here.

**10. Adjournment** - Meeting adjourned at 6:10 PM

# ITEMS 1 & 2

Planning and Development Services  
410 W King  
Kingsville, TX 78363  
PH: 361-595-8093



---

## MEMO

**Date:** January 31st, 2024

**To:** Mark McLaughlin (City Manager)

**From:** Erik Spitzer (Director of Planning and Development Services)

**Subject:** **Cynthia A. Tobar, applicant, requesting a replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363**

Cynthia A. Tobar, applicant, approached the department on January 9<sup>th</sup>, 2024, representing Alejandro Zaragoza, requesting a replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363.

The department has reviewed the application and is recommending approval.

**Erik Spitzer**  
Director of Planning and Development Services

CITY OF KINGSVILLE  
 PLANNING AND ZONING DIVISION  
 MASTER APPLICATION

**PROPERTY INFORMATION: (Please PRINT or TYPE)**

Project Address 400 W. Nettie Bk Nearest Intersection Nettie/2nd  
 (Proposed) Subdivision Name Chamb Pl Lot 1-32 1/2 Block 5 of W. Elka St.  
 Legal Description: Chamb Pl, Block 5, Lot 1-32.8 1/2 of W. Elka St.  
 Existing Zoning Designation R1 Future Land Use Plan Designation \_\_\_\_\_

**OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)**

Applicant/Authorized Agent Cynthia A. Tobar Phone 361-76516911 FAX 361  
 Email Address (for project correspondence only): SOLD@cynthiatobar.com  
 Mailing Address 503 E. King City Kingsville State TX Zip 78363  
 Property Owner Alejandro Zaragoza Phone 361-695-3855 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): Alejandro.zaragoza122@gmail.com  
 Mailing Address 1803 Margaret Ln. City Kingsville State TX Zip 78363

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<input type="checkbox"/> Annexation Request	No Fee	<input type="checkbox"/> Preliminary Plat	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA)	\$250.00	<input type="checkbox"/> Final Plat	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/> Minor Plat	\$100.00
<input type="checkbox"/> Re-zoning Request	\$250.00	<input checked="" type="checkbox"/> Re-plat	\$250.00
<input type="checkbox"/> SUP Request/Renewal	\$250.00	<input type="checkbox"/> Vacating Plat	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA)	\$250.00	<input type="checkbox"/> Development Plat	\$100.00
<input type="checkbox"/> PUD Request	\$250.00	<input type="checkbox"/> Subdivision Variance Request	\$25.00 ea

Please provide a basic description of the proposed project:  
We would request the re plat to separate 3 properties

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature [Signature] Date: Jan 9, 2024  
 Property Owner's Signature [Signature] Date: 1-9-24  
 Accepted by: [Signature] Date: 1-11-2024

# Kleberg CAD

## Property Search > 11514 ZARAGOZA ALEJANDRO for Year 2024 Tax Year: 2024 - Values not available

### Property

#### Account

Property ID: 11514      Legal Description: CHAMB PL, BLOCK 5, LOT 1-32 & 1/2 OF W ELLA ST

Geographic ID: 112300501000192      Zoning:      Agent Code:

Type: Real

Property Use Code:      Agent Code:

Property Use Description:

#### Location

Address: 400 W NETTIE BLK      Mapsco:

Neighborhood:      Map ID: A1

Neighborhood CD:

#### Owner

Name: ZARAGOZA ALEJANDRO      Owner ID: 63993

Mailing Address: JOSE ZARAGOZA      % Ownership: 100.000000000000%

630 W SANTA GERTRUDIS

KINGSVILLE, TX 78363

Exemptions:

### Values

(+) Improvement Homesite Value: +      N/A

(+) Improvement Non-Homesite Value: +      N/A

(+) Land Homesite Value: +      N/A

(+) Land Non-Homesite Value: +      N/A      Ag / Timber Use Value

(+) Agricultural Market Valuation: +      N/A      N/A

(+) Timber Market Valuation: +      N/A      N/A

(=) Market Value: =      N/A

(-) Ag or Timber Use Value Reduction: -      N/A

(=) Appraised Value: =      N/A

(-) HS Cap: -      N/A

(=) Assessed Value: =      N/A



### Taxing Jurisdiction

Owner: ZARAGOZA ALEJANDRO  
 % Ownership: 100.000000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:				N/A	
Taxes w/o Exemptions:				N/A	

### Improvement / Building

**Improvement #1: COMMERCIAL State Code: F1 Living Area: 1200.0 sqft Value: N/A**

Type	Description	Class	Exterior	Year	SOFT
		CD	Wall	Built	
MA	MAIN AREA	FF3	EW3	1945	1200.0
ASP	ASPHALT (100%)	*		1950	6412.0
CON	CONCRETE SLAB COMMERCIAL *			1950	4521.0

**Improvement #2: COMMERCIAL State Code: F1 Living Area: 4609.0 sqft Value: N/A**

Type	Description	Class	Exterior	Year	SOFT
		CD	Wall	Built	
MA	MAIN AREA	SC2L		1950	4609.0
OP1	OPEN PORCH BASIC (20%) *			1950	77.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	1.3774	60000.00	400.00	150.00	N/A	N/A
2	F1	F1	1.3774	60000.00	400.00	150.00	N/A	N/A
3	F1	F1	0.2755	12000.00	400.00	30.00	N/A	N/A

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$50,620	\$85,680	0	136,300	\$0	\$136,300
2021	\$50,530	\$85,680	0	136,210	\$0	\$136,210
2020	\$47,660	\$85,680	0	133,340	\$0	\$133,340
2019	\$45,640	\$85,680	0	131,320	\$0	\$131,320
2018	\$35,850	\$85,680	0	121,530	\$0	\$121,530
2017	\$39,400	\$85,680	0	125,080	\$0	\$125,080
2016	\$109,220	\$85,680	0	194,900	\$0	\$194,900


2015	\$109,220	\$85,680	0	194,900	\$0	\$194,900
2014	\$109,220	\$85,680	0	194,900	\$0	\$194,900
2013	\$109,220	\$85,680	0	194,900	\$0	\$194,900
2012	\$109,220	\$86,040	0	195,260	\$0	\$195,260
2011	\$109,220	\$86,040	0	195,260	\$0	\$195,260
2010	\$109,220	\$86,040	0	195,260	\$0	\$195,260

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/26/2017	SPWD	SPECIAL WARRANTY DEED	K I S D	ZARAGOZA ALEJANDRO			311967
2		OT	Other	UNKNOWN	K I S D			

**Tax Due**

Property Tax Information as of 01/09/2024

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

**Questions Please Call (361) 595-5775**

**This year is not certified and ALL values will be represented with "N/A".**

Website version: 1.2.2.33

Database last updated on: 1/8/2024 8:17 PM

© N. Harris Computer Corporation

WE, ALEJANDRO ZARAGOZA AND JOSE ZARAGOZA, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 1R, BLOCK 5, CHAMBERLAIN PLACE, AND SAID LOTS ARE EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT. THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN. THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER. THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES. THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

STATE OF TEXAS  
COUNTY OF KLEBERG

ALEJANDRO ZARAGOZA, OWNER  
JOSE ZARAGOZA, OWNER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
JOSE ZARAGOZA

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

STATE OF TEXAS  
COUNTY OF KLEBERG

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

STATE OF TEXAS  
COUNTY OF KLEBERG

THE FINAL PLAT WAS ACKNOWLEDGED AND  
APPROVED BY THE DIRECTOR OF PLANNING

OF THE CITY OF KINGSVILLE, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

DIRECTOR OF PLANNING

**GENERAL NOTES**

- 1.) BEARINGS ARE BASED ON THE RECORDED PLAT OF CHAMBERLAIN PLACE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, ENVELOPES 69 AND 70. MAP RECORDS OF KLEBERG COUNTY, TEXAS.
- 2.) TOTAL AREA CONTAINS 0.321 ACRES OF LAND (14,000 SQ. FT.).
- 3.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48232, 0.115 E, WHICH BEARS AN EFFECTIVE DATE OF MARCH 17, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 4.) SET 5/8-INCH STEEL REBAR AT ALL CORNERS.

I, SALVADOR "SONNY" BARBERA III, CLERK OF THE COUNTY COURT IN AND FOR KLEBERG COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ MAP RECORDS KLEBERG COUNTY, TEXAS.

SALVADOR "SONNY" BARBERA III  
COUNTY CLERK,  
KLEBERG COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. \_\_\_\_\_ 2024

BY: \_\_\_\_\_ DEPUTY

STATE OF TEXAS  
COUNTY OF KLEBERG

I, VICTOR S. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT HE FORGONE PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

VICTOR S. MEDINA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3419

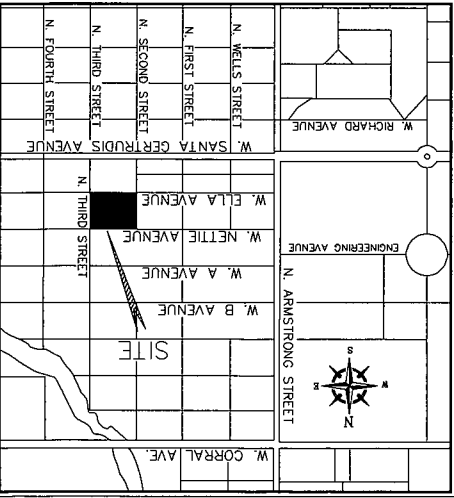
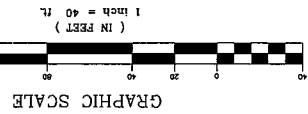
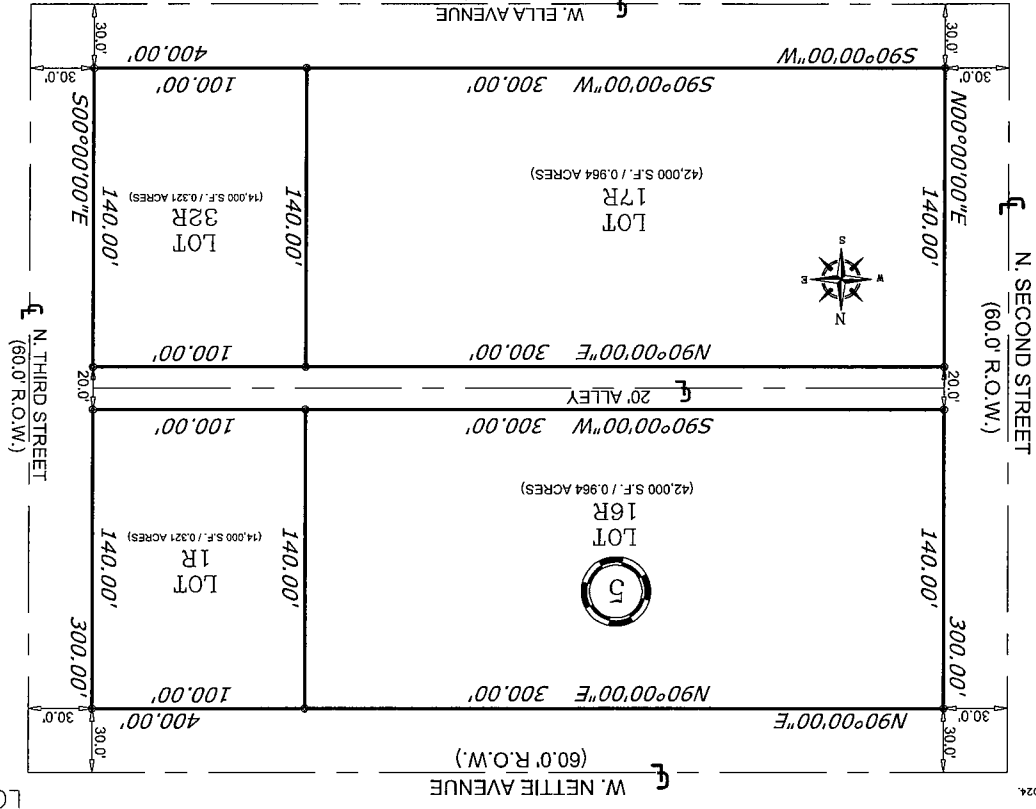
**MEDINA CONSULTANTS  
ENGINEERING & LAND SURVEYING**

4591 AYERS, SUITE 225  
CORPUS CHRISTI, TEXAS 78415  
PH (361) 877-1256 FAX (361) 993-2965

JANUARY 10, 2024

**PLAT OF:  
BLOCK 5  
LOTS 1R, 16R, 17R, AND 32R  
CHAMBERLAIN PLACE**

BEING A REPLAT OF LOTS 1 THRU 32, BLOCK 5  
CHAMBERLAIN PLACE ADDITION  
TO THE CITY OF KINGSVILLE  
KLEBERG COUNTY, TEXAS.  
FILED FOR RECORD THE 12TH DAY OF JUNE, 1912  
AND DULY RECORDED THE 12TH DAY OF JUNE  
IN BOOK 2 MAP RECORD OF SAID COUNTY ON PAGE 19, 20 THEREOF  
ALSO BEING A REPLAT OF LOTS 1 THRU 4, BLOCK 5  
CHAMBERLAIN PLACE, AN ADDITION  
ACCORDING TO MAP OR PLAT OF RECORD IN  
CABINET 1, ENVELOPES 69 THRU 70,  
MAP AND PLAT RECORDS, KLEBERG COUNTY, TEXAS



LOCATION MAP  
N.T.S.

# 200ft Buffer at Prop ID: 11514



**Legend**

- Prop\_ID\_11514
- 200ft Buffer
- Streets
- Ownership
- City Limits



12  
1/1  
Page:

Drawn By: G. AMAYA  
Last Update: 1/9/2024

**DISCLAIMER:**  
THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.

**CITY OF KINGSVILLE**  
**ENGINEERING DEPARTMENT**  
400 W King Ave. Kingsville, TX 78363  
Office: (361) 595-8007  
Fax: (361) 595-8064

Alejandro Zaragoza  
1803 Margaret LN  
Kingsville, TX 78363  
#16022

Onelia Ibanez  
AKA Onelia Ibanez Hernandez  
205 W Ave B  
Kingsville, TX 78363  
#186440

Paul Timothy Strubhart  
Etux Cynthia L  
PO Box 2723 Station 1  
Kingsville, TX 78364  
#11806

Equity Gains LLC  
1802 Nix ST  
Roma, TX 78584  
#23592

Norma S Adrian (Life Est)  
Marlo M Adrian ETAL  
513 W Nettie Ave  
Kingsville, TX 78363  
#18648

Rolando Vasquez  
ETUX Tanya  
4284 E Phillips BLVD  
Pomona, CA 91766-4644  
#18778

Mario L Serrano  
504 W Nettie  
Kingsville, TX 78363  
#15244

Always A Way LLC  
PO Box 913  
Seguin, TX 78156  
#10540

Terra Costa Investments LLC  
302 Rosebud Ave  
Corpus Christi, TX 78404  
#24839

Victor S Saenz  
593 N County Road 1050  
Kingsville, TX 78363  
#22835

Mario Margot Adrian  
511 W Nettie Ave  
Kingsville, TX 78363  
#17858

MVGG Isalah 6 Kingsville Series  
2506 CR 33  
Corpus Christi, TX 78415  
#18241

Emilio Calzada Est  
Etux Virginia R  
PO Box 943  
Kingsville, TX 78364  
#14454

Frank M Goff  
Etux Amelia R  
1603 E Huisache Ave  
Kingsville, TX 78363  
#24694

Rajab Chaloo  
Etux Linda  
PO Box 867  
Kingsville, TX 78364  
#19836

Ruben Mata  
Margie Mata  
124 W Nettie Ave  
Kingsville, TX 78363  
#22051

Maria H Alvarez (Life Est)  
Omar X Alvarez  
820 N 3<sup>rd</sup> ST  
Kingsville, TX 78363  
#25620

Dennis L Yakin  
618 W Ave C (Office)  
Kingsville, TX 78363  
#16754

Jesus S Luna Jr  
1221 W Circle Dr  
Kingsville, TX 78363  
#13653

Guamaro Mendoza  
Maria Luisa Mejia  
2306 Gilmour Ave  
Corpus Christi, TX 78414  
#24868

Terminia Juarez Est  
Eric Salazar  
16 W Nettie Ave  
Kingsville, TX 78363  
#12825

Anita G Pena  
1316 FM 1717  
Kingsville, TX 78363  
#11077

Iose Longoria Jr  
Etux Rose M  
02 W Nettie Ave  
Kingsville, TX 78363  
#2029

Noe Antonio Chavez  
Cristela Chavez  
320 W Ella Ave  
Kingsville, TX 78363  
#20392

trael G Ortiz  
O Box 531124  
Grand Prairie, TX 75050  
11697

Tadeo Reyna Jr  
1325 Michael Dr  
Kingsville, TX 78363  
#19370

## Kingsville's Ceranda Silva rising to stardom

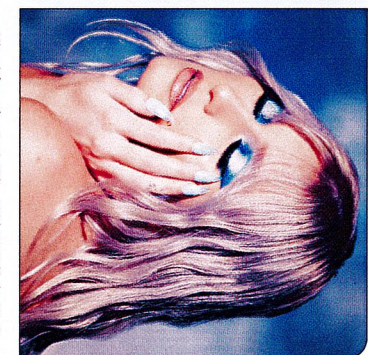
By Ted Figueroa  
Reporter

### Pop Music singles like 'Sugar Rush' and 'Come and Get it' go viral on YouTube

Kingsville native Ceranda Silva is quickly rising to stardom in Los Angeles with her hit pop music singles that have hit over 400,000 views on YouTube and garnered the attention of producers who work with artists like Ariana Grande.



Ceranda Silva performing in Kingsville. (Photo by Ted Figueroa)



Visual from the single "Cry With Me." (Submitted)

Silva came up with the lyrics to "Sugar Rush" while she was in her kitchen at home and hanging out with friends. "I was just being silly and freestyling which turned out to be the pre chorus to the song. My friend loved it and told me I had to record it," Silva said.

"Sugar Rush" is quickly becoming popular and has about 131,000 views on YouTube. Her other hit "Come and Get it" has 454,000 views.

Hannah Lux Davis who is a music video producer for artists like Ariana Grande has been following Silva on Instagram and commented on the "Sugar Rush" video.

"Hannah Lux Davis commented on my Instagram page after the 'Sugar Rush' video came out and called me a star. It's a good feeling to know I'm getting noticed," Silva said.

Silva has performed at The Viper Room and opened for Pop Star Keshi (Keshi) at the Evita Club.

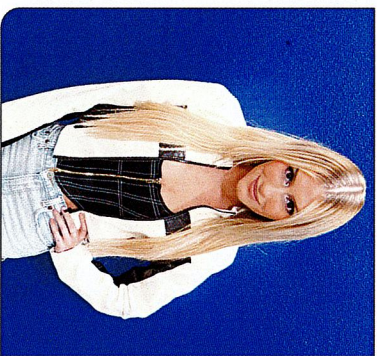
"I opened immediately before her and it has been one of my career highlights," Silva said.

Silva's next project is a small album with probably around eight songs and one or two new music videos. It is expected to be out by October or November and while she didn't go into details, she did promise there would be a surprise with it. In the meantime, Silva continues to play at clubs in L.A. and is thankful for the people around her.

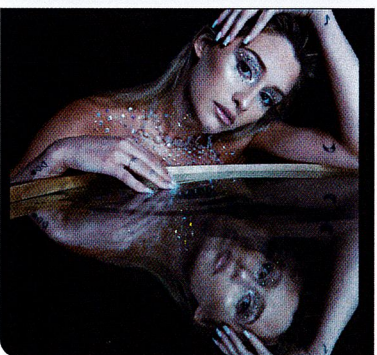
"My favorite thing is meeting new people and all the people I work with are my best friends. I'm thankful for those relationships and I'm grateful that they believe in my vision and the type of music I want to create," Silva said.

Her advice to new artists is simple. "Don't give up and become best friends with the internet," Silva said.

Ceranda's music and videos are available on iTunes and all streaming platforms. For booking she can be reached at cerandabooking@gmail.com.



Ceranda Silva. (Photo by Ted Figueroa)



Visual from the single "Come and Get It." (Submitted)

Silva attended Academy High School where she was the varsity cheer captain for three years. She performed two musicals with the school and graduated in 2015. From there she would go on to receive her BA degree from the University of Cincinnati. Word in Music Business and she studied classical voice, piano, and was in the school choir.

Silva began performing with her dad at an early age and focused on country music. She sang the national anthem for the Corpus Christi Hooks, during high school games, and performed at tailgates for Raley for life. She opened for Texas Country Music singer John Wolfe in 2015 at a festival in Bishop.

She was invited to sing the National Anthem at Anahim Stadium and Soft Stadium for the Monster Jam shows and was accompanied by Hollywood actors Dak Shpenard and Sarah Michelle Gellar who congratulated her on her performance. She has also performed at American Bank Center and the Alamo Dome.

After college, Silva moved to Austin and COVID hit. Soon after she got her first real job opportunity with YouTube Music at one of their division offices in Austin.

"I saw an opportunity to combine music and business and put in an application. I got hired doing meta data cleaning up data, and data analysis for artists who were on YouTube," Silva said.

After COVID was over Silva decided she didn't want to do country music anymore and found herself falling in love with pop music and dance. She decided to move to Los Angeles and pursue her career in music.

"I got to L.A., parked my car, and went to a bar and met a producer and a songwriter. I ended up catching my first four singles with him. I would bring them a song I created then we all work together to develop it," Silva said.

It takes about six hours in the studio to write a song. It could be one session or multiple ones. Silva works with Devon Hicks who is her co-

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, February 7, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

**Applicant, James Maddaloni; Owner MVG G Isaiah 6 Kingsville Series; requesting the Re-zone from R1 (Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Plato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

### PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, February 12, 2024, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

**Applicant, James Maddaloni; Owner MVG G Isaiah 6 Kingsville Series; requesting the Re-zone from R1 (Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Plato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361)

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, February 7, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

**Applicant, Cynthia A. Tobar; Owner Alejandro Zaragoza; requesting the replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ of W Ella St, also known as 400 West Nettle BLK, Kingsville, TX, 78363.**

The meeting will be held at City Hall, 400 West King, Kingsville Texas, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

### PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, February 12, 2024, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

**Applicant, Cynthia A. Tobar; Owner Alejandro Zaragoza; requesting the replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ of W Ella St, also known as 400 West Nettle BLK, Kingsville, TX, 78363.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

# ITEMS 3 & 4

Planning and Development Services  
410 W King  
Kingsville, TX 78363  
PH: 361-595-8093



---

## MEMO

**Date:** January 31st, 2024

**To:** Mark McLaughlin (City Manager)

**From:** Erik Spitzer (Director of Planning and Development Services)

**Subject:** James Maddalone, applicant, requesting the rezone from R1 (Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363

James Maddalone, applicant, approached the department on January 11<sup>th</sup>, 2024, requesting the rezone from R1 (Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363.

The department has reviewed the application and is recommending approval.

**Erik Spitzer**  
Director of Planning and Development Services



CITY OF KINGSVILLE  
 PLANNING AND ZONING DIVISION  
 MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 400 W Santa Gertrudis Ave Nearest Intersection Third Street & Santa Gertrudis

(Proposed) Subdivision Name Kings Plaza Lot 1-32 Block 6

Legal Description: CHAMBER PL (Flats School)

Existing Zoning Designation R1 Future Land Use Plan Designation C-2

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent James Maddalone phone 3 FAX \_\_\_\_\_

Email Address (for project correspondence only): Sales@MaddaloneDevelopment.com

Mailing Address 2506 CR33 City CC State TX Zip 78415

Property Owner MVgg, LLC Phone 361-877-0595 FAX \_\_\_\_\_

Email Address (for project correspondence only): JamesMaddaloneDevelopment.com

Mailing Address 2506 CR33 City CC State TX Zip 78415

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<input type="checkbox"/> Annexation Request _____	No Fee	<input type="checkbox"/> Preliminary Plat _____	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA) _____	\$250.00	<input type="checkbox"/> Final Plat _____	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request _____	\$250.00	<input type="checkbox"/> Minor Plat _____	\$100.00
<input checked="" type="checkbox"/> Re-zoning Request _____	\$250.00	<input type="checkbox"/> Re-plot _____	\$250.00
<input type="checkbox"/> SUP Request/Renewal _____	\$250.00	<input type="checkbox"/> Vacating Plat _____	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA) _____	\$250.00	<input type="checkbox"/> Development Plat _____	\$100.00
<input type="checkbox"/> PUD Request _____	\$250.00	<input type="checkbox"/> Subdivision Variance Request _____	\$25.00 ea

Please provide a basic description of the proposed project:

Convert Flats School to a Retail Plaza.  
Rezone from R-1 to C-2

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature James Maddalone Date: 11/11/24  
 Property Owner's Signature S. Maddalone Date: 11/11/24  
 Accepted by: \_\_\_\_\_ Date: 11/11/24

# Kleberg CAD

Property Search > 18241 MVGG ISAIAH 6 Tax Year: 2024 - Values not available  
KINGSVILLE SERIES for Year 2024

## Property

### Account

Property ID:	18241	Legal Description:	CHAMB PL, BLOCK 6, LOT 1-32, (FLATO SCHOOL)
Geographic ID:	112300601000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

### Location

Address:	W SANTA GERTRUDIS TX	Mapscoc:	
Neighborhood:		Map ID:	A1
Neighborhood CD:			

### Owner

Name:	MVGG ISAIAH 6 KINGSVILLE SERIES	Owner ID:	71966
Mailing Address:	2506 CR 33 CORPUS CHRISTI, TX 78415	% Ownership:	100.000000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			

(=) Market Value:	=	N/A
(-) Ag or Timber Use Value Reduction:	-	N/A

(=) Appraised Value: = N/A  
 (-) HS Cap: - N/A  
 -----  
 (=) Assessed Value: = N/A

**Taxing Jurisdiction**

**Improvement / Building**

**Improvement #1: COMMERCIAL State Code: F1 Living Area: 7920.0 sqft Value: N/A**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SC2G		1950	3720.0
MA	MAIN AREA	SC2G		1950	4200.0
CN1	CANOPY BASIC (20%)	*		1950	2112.0
ASP	ASPHALT (100%)	*		1950	12486.0

**Improvement #2: COMMERCIAL State Code: F1 Living Area: 19346.0 sqft Value: N/A**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SC2G		1950	12074.0
MA	MAIN AREA	SC2G		1950	1598.0
MA	MAIN AREA	SC2G		1950	1950.0
MA	MAIN AREA	SC2G		1950	3724.0
BRZ	BREEZEWAY (20%)	*		1950	664.0
CN1	CANOPY BASIC (20%)	*		1950	2902.0
SG2	STORAGE UNFINISHED (30%)	*		1950	168.0
EP1	ENCLOSED PORCH FINISHED (40%)	*		1950	160.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	1.3774	60000.00	400.00	150.00	N/A	N/A
2	F1	F1	1.3774	60000.00	400.00	150.00	N/A	N/A
3	F1	F1	0.2755	12000.00	400.00	30.00	N/A	N/A

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
------	--------------	-------------	--------------	-----------	--------	----------

2024	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2023	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$165,220	\$85,680	0	250,900	\$0	\$250,900	
2021	\$171,030	\$85,680	0	256,710	\$0	\$256,710	
2020	\$23,150	\$85,680	0	108,830	\$0	\$108,830	
2019	\$16,150	\$85,680	0	101,830	\$0	\$101,830	
2018	\$0	\$85,680	0	85,680	\$0	\$85,680	
2017	\$0	\$85,680	0	85,680	\$0	\$85,680	
2016	\$0	\$85,680	0	85,680	\$0	\$85,680	
2015	\$0	\$85,680	0	85,680	\$0	\$85,680	
2014	\$0	\$85,680	0	85,680	\$0	\$85,680	
2013	\$0	\$85,680	0	85,680	\$0	\$85,680	
2012	\$0	\$86,040	0	86,040	\$0	\$86,040	
2011	\$0	\$86,040	0	86,040	\$0	\$86,040	
2010	\$0	\$86,040	0	86,040	\$0	\$86,040	

**Questions Please Call (361) 595-5775**

**This year is not certified and ALL values will be represented with "N/A".**

Website version: 1.2.2.33

Database last updated on: 1/10/2024  
8:17 PM

© N. Harris Computer Corporation



## OPPORTUNITY DETAILS

Introducing a transformative real estate development in Kingsville, Texas, poised to bring substantial economic impact. With a total of \$7 million invested into the development, this project is set to house 12-14 new businesses, generating an estimated \$10.5 million in combined gross revenue.

Anticipate a boost in local employment with 50 full-time and 25 part-time positions. The development is projected to yield \$866,250 in annual sales tax revenue, totaling \$8,662,500 over 10 years.

Recreational amenities, including green spaces, a splash pad, and pickleball courts, will be a focal point with \$2 million of the development budget. Additionally, \$0.5 million will be allocated for concrete parking facilities.

Investors can leverage sponsorship opportunities and benefit from a 10-year tax abatement program, while the Tax Increment Reinvestment Zone (TURS) District may reinvest up to 25% of construction costs.

This development promises a vibrant, profitable venture with diverse business opportunities and a significant economic uplift for Kingsville, Texas.

## ABOUT PROPERTY



**DEVELOPMENT**  
\$7,000,000.00



**BUSINESSES**  
12



**JOBS**  
75



**ANNUAL TAXES**  
\$866,250



### Population

2021: 50,436  
 2026: 51,386

### Educational Attainment %

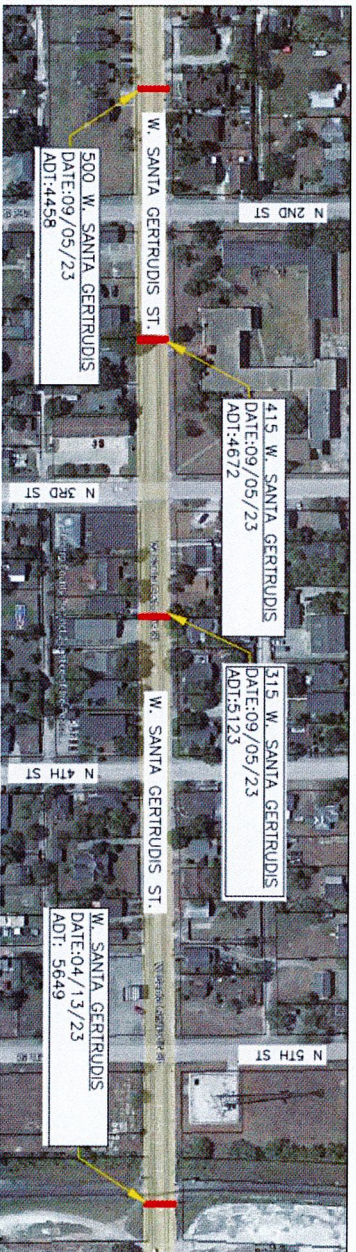
Graduate or Professional Degree: 6.2%  
 Bachelors Degree: 14.7%  
 Associate Degree: 5.3%  
 Some College: 22.6%  
 Highschool Graduate: 27.7%  
 Some Highschool: 12.4%  
 Less Than 9th Grade: 11.2%

### Age

0 - 9 Years: 14.05%  
 10 - 17 Years: 11.15%  
 18 - 24 Years: 14.93%  
 25 - 34 Years: 14.12%  
 35 - 44 Years: 11.01%  
 45 - 54 Years: 9.66%  
 55 - 64 Years: 9.76%  
 65 and Older: 15.33%  
 Median Age: 31.53  
 Average Age: 36.33

### Income

Average HH: \$60,323  
 Median HH: \$42,544  
 Per Capita: \$22,478



A  
1

W. SANTA GERTRUDIS ST. BETWEEN N. 1ST ST. & N. 6TH ST.  
SCALE: 1:150

SHEET

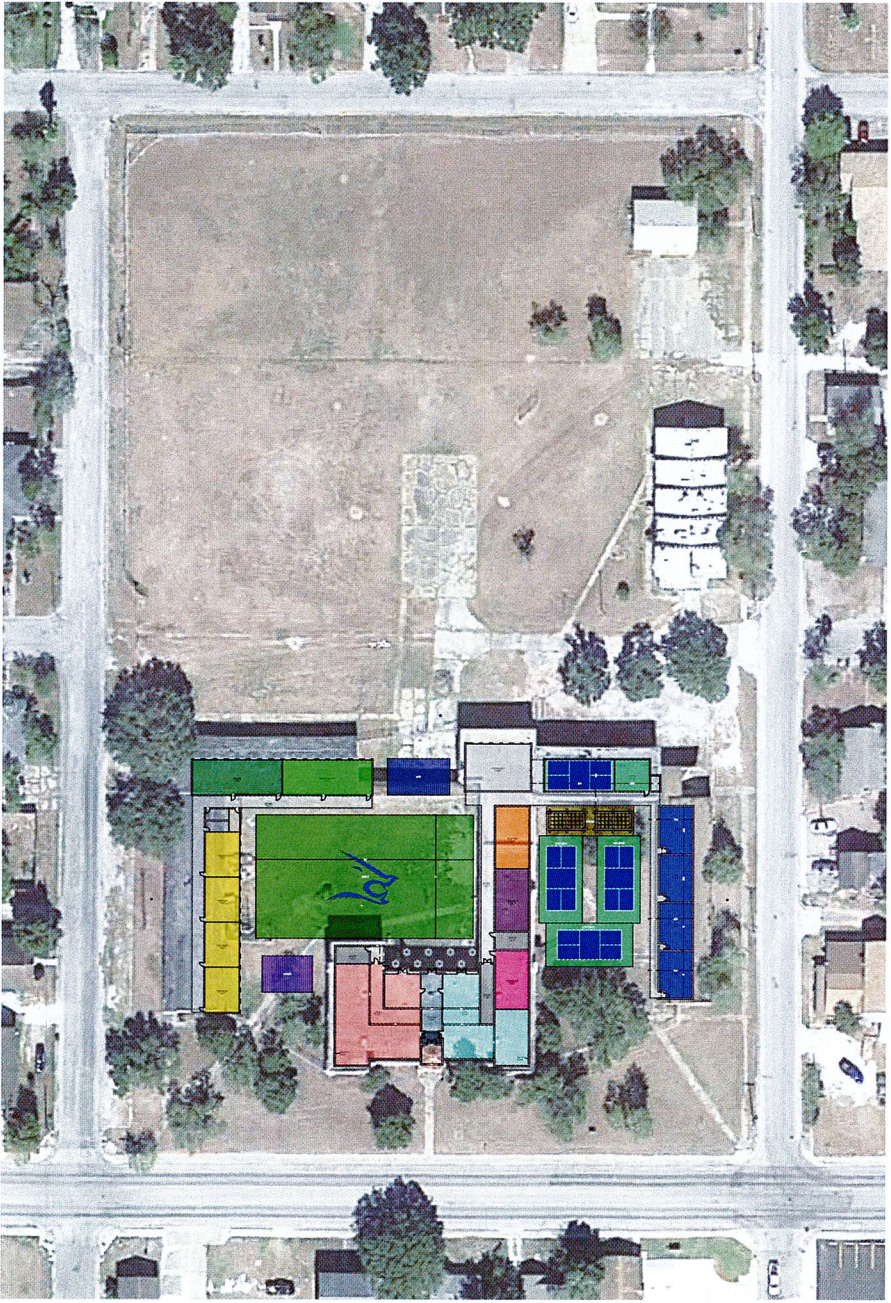
2023 W. SANTA GERTRUDIS ST. BETWEEN N. 1ST ST. & N. 6TH ST.

TRAFFIC COUNTER DATA REQUEST

Drawn by: A. BEYES  
Date: 09/05/2023  
Checked by: R. MDRA  
Job:  
Scale: AS NOTED



CITY OF KINGSVILLE  
ENGINEERING DEPARTMENT  
406 West King  
Kingsville, Texas 78643  
Office: 361.595.8000  
Fax: 361.595.8033



RESPONSIBLE	
NUMBER	DATE

Project Overview

DRAWINGS PROVIDED BY:

DATE:

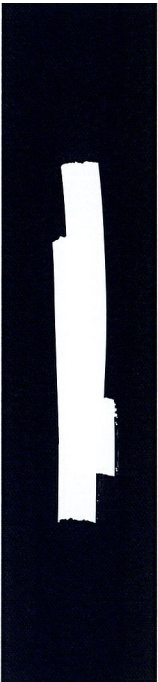
9/4/2023

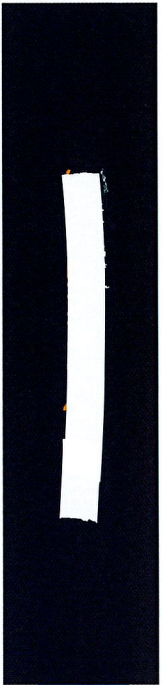
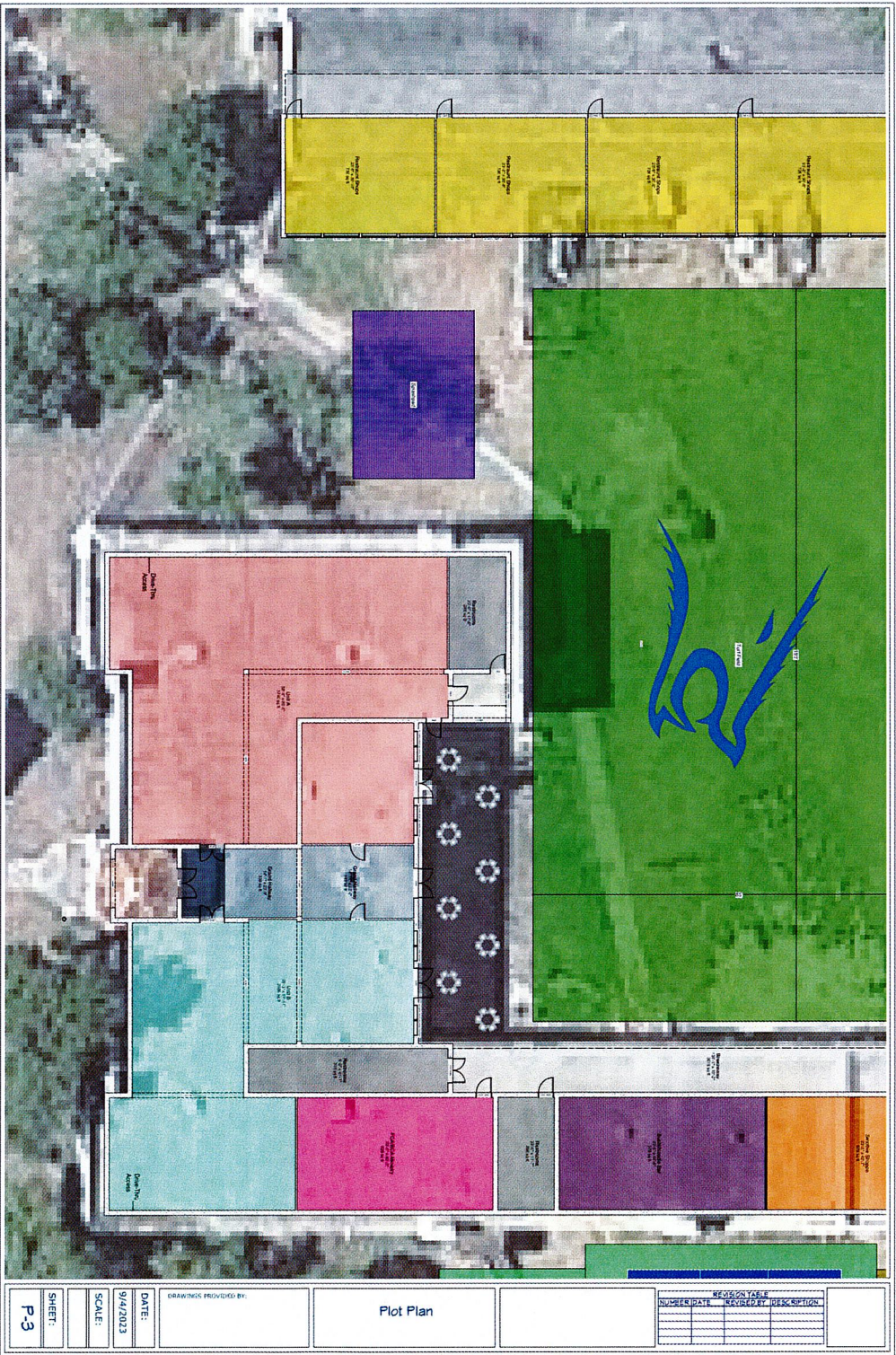
SCALE:

SHEET:

P-1









REVISION TABLE		
NUMBER	DATE	ISSUED BY / DESCRIPTION

Plot Plan

DRAWING PROVIDED BY

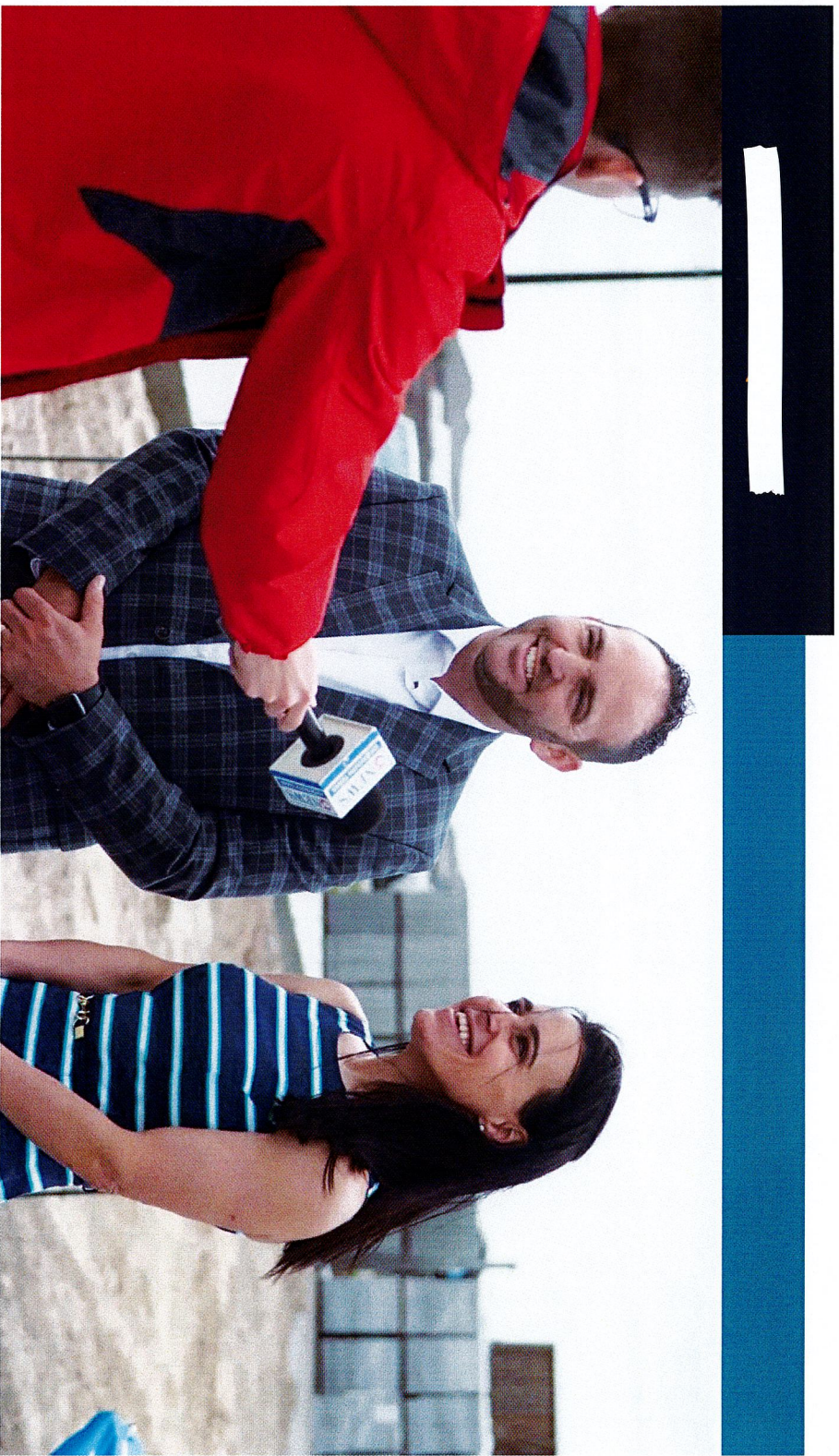
DATE:

9/4/2023

SCALE:

SHEET:

P 4



## About Maddalone Development

Maddalone Development has been operating in the Coastal Bend for over a decade.

Building is not just something we do to earn a living – it’s in our blood.

My father was a hands-on builder and he involved his sons in his building projects. At 5 years old, I was helping with a roof replacement on a neighbor’s home down the road. I picked up the basics just by osmosis and spent my high school years pitching in and

learning the ropes of remodeling and construction.

At 20, I married my wife and we purchased our first fixer-upper home. Naturally, we made a go of renovating it ourselves. We fixed it up, flipped it – and bought another fixer-upper.

Skip to five years later , we had flipped two homes and were on our third.

That’s when I realized how much I LOVED doing this.

- CEO, James Maddalone . Pictured at the London Square Plaza Groundbreaking 2022

# 200ft Buffer at Prop ID: 18241

W Nettie Ave

17858

18648

19408

24694

11514

25620

24868



19370

11806

11077

20392

13476

WEI Ave

18778

24839

19836

10540

16754

N 2nd St

18241

N 3rd St

18110

18878

11936

20624

21375

22155

W Santa Gertrudis St

4005495

13572

22759

23515

24288

17462

18226

20221

13305

14136

13

16047

15268

22093

21321

20580






19780

23388

22626

13416

## Legend

-  Prop ID 18241
-  200ft Buffer
-  Streets
-  Ownership
-  City Limits

Source: Esri, DeLorme, GeoEye, ...



Page: 1 / 1

Drawn By: G. AMAYA

Last Update: 1/9/2024

Note: Ownership is labeled with its Prop ID.

### DISCLAIMER:

THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.



**CITY OF KINGSVILLE**  
**ENGINEERING DEPARTMENT**  
 400 W King Ave, Kingsville, TX 78363  
 Office: (361) 595-8007  
 Fax: (361) 595-8064

Tadeo Teyna Jr  
1325 Michael Dr  
Kingsville, TX 78363  
#19370

Paul J Loney Jr  
1004 Gibson Dr  
Alice, TX 78332  
#17462

Anita G Pena  
1316 FM 1717  
Kingsville, TX 78363  
#11077

Rolando Vasquez  
Etrux Tanya  
4284 E Phillips BLVD  
Pomona, CA 91766-4644  
#18778

LOK Investments LLC  
PO Box 657  
Kingsville, TX 78364  
#18226

Dennis L Yakhin  
618 W Ave C (Office)  
Kingsville, TX 78363  
#16754

Raul F Rojas Jr  
David R Hinojosa II  
518 W Santa Gertrudis Ave  
Kingsville, TX 78363  
#18110

Kleberg County  
PO Box 72  
Kingsville, TX 78364  
#20221

Anita G Pena  
1316 FM 1717  
Kingsville, TX 78363  
#11077

Wanda Gail Benzze  
514 W Santa Gertrudis St  
Kingsville, TX 78363  
#18878

Iza A Gonzalez  
7014 Mona Lisa CIR  
Corpus Christi, TX 78413  
#13305

Maria H Alvarez (Life Esp)  
Omar Alvarez  
ETAL  
820 N 3<sup>rd</sup> St  
Kingsville, TX 78363  
#25620

Terra Costa Investments LLC  
302 Rosebud Ave  
Corpus Christi, TX 78404  
#24839

Maria Del Rosario Collazo Barrero  
324 W Santa Gertrudis  
Kingsville, TX 78363  
#22155

Alejandro Zaragoza  
Jose Zaragoza  
630 W Santa Gertrudis  
Kingsville, TX 78363  
#11514

Paul Timothy Strubhart  
Etrux Cynthia L  
PO Box 2723 Station I  
Kingsville, TX 78364  
#11806

Thomas Ragsdale  
Antonja Ragsdale  
328 W Santa Gertrudis St  
Kingsville, TX 78363  
#21375

Frank Goff Jr  
1603 E Huisache  
Kingsville, TX 78363  
#24694

Velma Veliz  
PO Box 792  
Kingsville, TX 78364  
#4005495

Alianza Industries, Inc  
404 Oak Crest Hill Dr  
Colleyville, TX 76034  
#20624

Jonathon Hake  
303 E 9<sup>th</sup> St  
Bishop, TX 78343  
#11936

Frank Goff Jr  
1603 E Huisache  
Kingsville, TX 78363  
#13572

Always A Way LLC  
PO Box 913  
Seguin, TX 78156  
#10540

Jesse Roel Ramirez Sr  
PO Box 958  
Driscoll, TX 78351  
#23515

Rajab Challoo  
Etrux Linda  
PO Box 867  
Kingsville, TX 78364  
#19836

Jennifer Sholtis  
ETVIR Arthur  
5445 Boxwood CRK  
Kingsville, TX 78363  
#24288

Noe Antonio Chavez  
Cristela Chavez  
320 W Ella Ave  
Kingsville, TX 78363  
#20392

## Kingsville's Ceranda Silva rising to stardom

By Ted Figueroa  
Reporter

### Pop Music singles like 'Sugar Rush' and 'Come and Get it' go viral on YouTube

Kingsville native Ceranda Silva is quickly rising to stardom in Los Angeles with her hit pop music single that has hit over 400,000 views on YouTube and garnered the attention of producers who work with artists like Ariana Grande.

Ceranda is the daughter of Cesar and Amanda Silva of Kingsville who own local businesses here and Cesar has his own band as well. That is where it all started for the rising star.

"When I was three years old my dad had a gig and was doing a sound check and I walked over to the microphone and picked it up. I sang 'Someone over the rainbow' and that's what started it all," Ceranda Silva said.

Silva attended Academy High School where she was the variety cheer captain for three years. She performed two musicals with the school and graduated in 2015. From there she would go on to receive her BA degree from the University of Incarnate Word in Music Business and she studied classical voice, piano, and was in the school choir.

Silva began performing with her dad at an early age and focused on country music. She sang the national anthem for the Corpus Christi Hoops, during high school games, and performed at tailgates for Baylor for Life. She opened for Texas Country Music singer John Wolfe in 2015 at a festival in Bishop.

She was invited to sing the National Anthem at Anaheim Stadium and Sof Stadium for the Mooster Jam shows and was approached by Hollywood actors Dak Shepard and Sarah Michelle Gellar who congratulated her on her performance. She has also performed at American Bank Center and the Alamo Dome.

After college, Silva moved to Austin and COVID hit. Soon after she got her first real job opportunity with YouTube Music at one of their division offices in Austin.



Ceranda Silva performing in Kingsville. (Photo by Ted Figueroa)



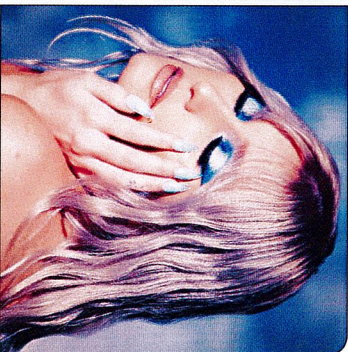
Ceranda Silva. (Photo by Ted Figueroa)

"I saw an opportunity to combine music and business and put in an application. I got hired doing meta data cleaning up data, and data analysis for artists who were on YouTube," Silva said.

After COVID was over, Silva decided she didn't want to do country music anymore and found herself falling in love with pop music, and dance. She decided to move to Los Angeles and pursue her career in music.

"I got to L.A., parked my car, and went to a bar and met a producer and a songwriter Drew Louis and Jayle Gertler that I ended up cutting my first four singles with. I would bring them a song I created then we all worked together to develop it," Silva said.

It takes about six hours in the studio to write a song, it could be one session or multiple ones. Silva works with Devon Hicks who is her co-



Visual from the single "Cy With Me" (Submitted)



Visual from the single "Come and Get It" (Submitted)

producer, the process from writing a song, dancing, recording it in the studio, and then making a music video takes about three months. Silva and her team will practice for two weeks prior to shooting a video. Other videos are more complicated. Silva's single "Hands Tied" was filmed in the desert.

"It was outdoors in a harsh environment in the desert north of L.A., it was 100 degrees during the day and finished early," Silva said.

"On the day of shooting it went pretty smooth, it was hot doors and we started late but I was not as difficult to shoot."

"I'm grateful that her belief in my vision and the type of music I want to create, Silva said.

Her advice to new artists is simple.

"Don't give up and become best friends with the internet," Silva said.

Ceranda's music and videos are available on iTunes and all streaming platforms. For booking she can be reached at cerandabooking@gmail.com.

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, February 7, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

**Applicant, James Maddalone; Owner M/VGG Isaiah 6 Kingsville Series; requesting the Re-zone from R1(Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-.32 (Plato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

### PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, February 12, 2024, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

**Applicant, James Maddalone; Owner M/VGG Isaiah 6 Kingsville Series; requesting the Re-zone from R1(Single Family) to C2 (Retail) of CHAMB PL, BLOCK 6, LOT 1-.32 (Plato School), also known as 400 Block of West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361)

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, February 7, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

**Applicant, Cynthia A. Tobay; Owner Alejandro Zaragoza; requesting the replat of CHAMB PL, BLOCK 5, LOT 1-.32 & ½ of W Ella St, also known as 400 West Nettle BLK, Kingsville, TX, 78363.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

### PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, February 12, 2024, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

**Applicant, Cynthia A. Tobay; Owner Alejandro Zaragoza; requesting the replat of CHAMB PL, BLOCK 5, LOT 1-.32 & ½ of W Ella St, also known as 400 West Nettle BLK, Kingsville, TX, 78363.**

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

Visit us at [www.KingsvilleRecord.com](http://www.KingsvilleRecord.com)