

ITEM# 1.8

CONDITIONAL USE PERMIT: Drive-Thru Service Window
– MrKORN Gourmet Corn and More
722 E. 8th Street, Ste. G
Lots 11 & 12 & 20' strip adj.
to Lots, Block 113, Mission Original Townsite
C-3
MrKORN Gourmet Corn and More, LLC
c/o Kenya Morin

REVIEW DATA

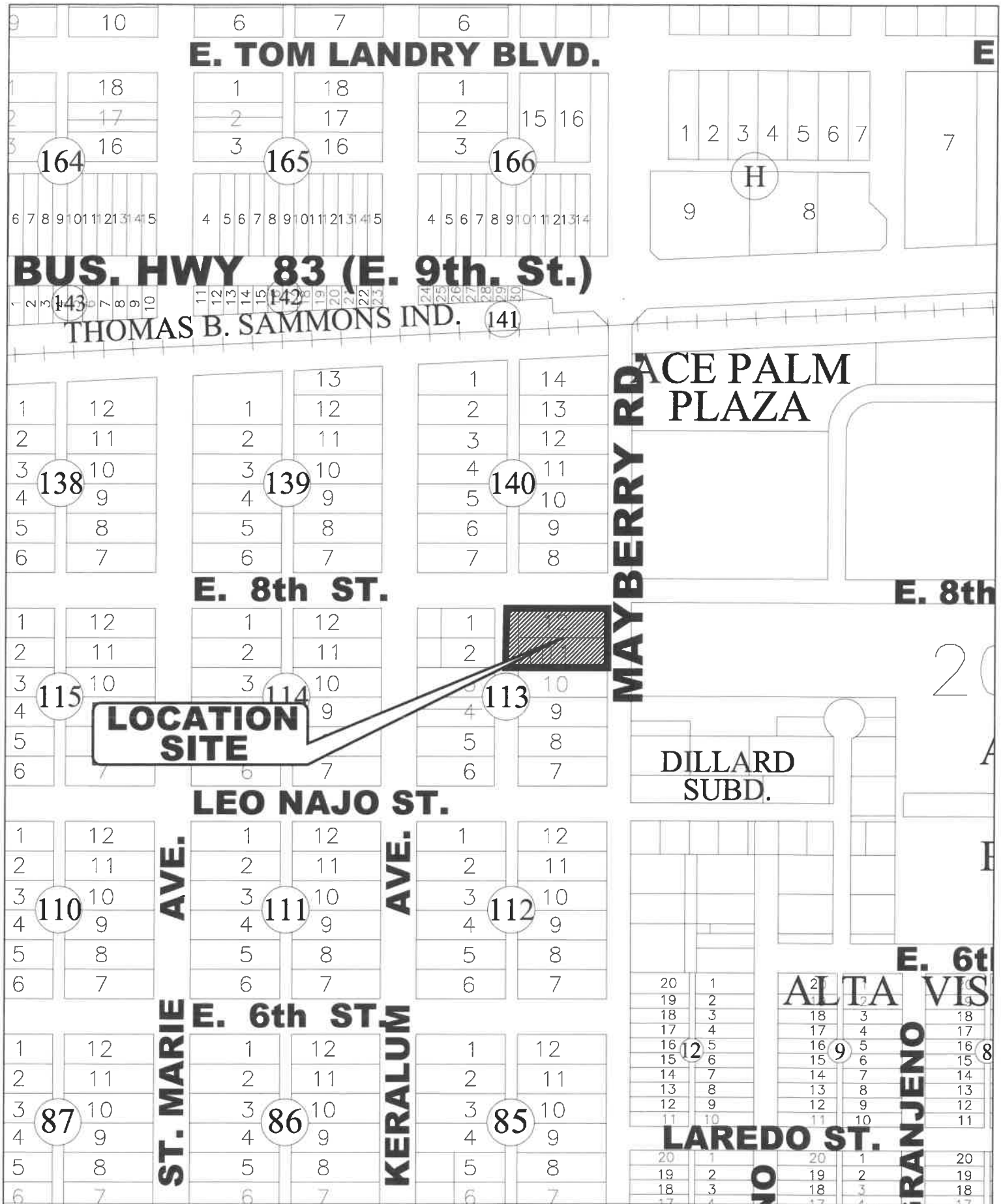
The subject site is located on the Southwest corner of N. Mayberry Road and E. 8th Street—see vicinity map. The applicant has been in business in this commercial plaza since May 6, 2022. In October 2023, the landlord acquired a conditional use permit to construct a drive-thru service window to the suite that the applicant is leasing in an effort to help boost this commercial plaza. Since the applicant would like to utilize the drive-thru service window, therefore the need for a conditional use permit. Access to the drive-thru service window is provided off of East 8th Street.

- **Days/Hours of operation:** Tuesday – Sunday from 12pm to 9pm, closed on Mondays
- **Staff:** 2 employees will man this operation
- **Parking:** Based on the square footage of the building, a total of 16 parking spaces are required for the plaza. The applicant has 16 parking spaces including the handicap parking and 2 in the drive-thru window, thus meeting code.

REVIEW COMMENTS: Staff mailed out 20 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

1. 1 year re-evaluation to assess the new business, and
2. Compliance with all City Codes (Building, Health, Fire, etc.)



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.

8TH STREET

MAYBERRY RD.

LOCATION
SITE





MRKORN

GOURMET CORN AND MORE



CORN

	+Tax
S Cup (8 oz)	\$4.5
L Cup (12 oz)	\$5.5
Entero	\$4.5
MrKORN	\$10

DRESSINGS

Salsa Macha	🔥🔥🔥🔥🔥
Chimichurri	🔥🔥🔥🔥🔥
Habanero	🔥🔥🔥🔥
Chipotle	🔥🔥🔥
Buffalo	🔥🔥
Traditional	🔥
Lemon Pepper	
Ranch	

CHEESE

Fresco Cheese
Nacho Cheese
Melting Cheese

TOPPINGS

Hot Cheetos
Takis Fuego
Rancheritos
Ruffles
Spicy Peanuts
Sweet Peanuts
Doritos
Sesame Seeds

SNACKS

	+Tax
Nachos	\$4.5
Tajinachos	\$5.0
Hot cheetos with cheese	\$3.0
Tajicheetos	
Gummies with chamoy	\$3.5
Tostielotes	\$3.5
Tostihuates	\$6.0
	\$5.0

	+Tax
Frituras Paraiso	\$6.0
Krazy Chips	\$5.55
Pickle sushi roll	\$5.75
Krazy cornuts	\$3.5
Mangonada	\$5.5
Ice cream cup	\$3.5

SHAVED ICE

TRADITIONAL

12oz \$2.50	16oz \$3.00
-Blueberry	
-Blue Coco	
-Bubble Gum	
-Cotton Candy	
-Grape	
-Pineapple	
-Rainbow	
-Strawberry	

SPECIALTY

12oz \$4.25	16oz \$5.25
-Mexican Vanilla	
-Limon	
-3 Leches	
-Tamarindo	
-Chamoyada	

REFRESHMENTS

	-Tax
Agua Fresca	\$4.5
Joya	\$3.0
Rusa	\$7.0
Oreo Shake	\$5.5

BOOK NOW



956-600-7913

722 E 8th St. Mission TX, 78572

D4800-00-000-0006-00 (159493)
TORRES IRMA KANDY VALDOVINOS
JEFFREY VALDOVINOS
708 N MAYBERRY ST
MISSION TX 78572

D4800-00-000-0006-01 (159494)
BALDERAS ISMAEL
1404 BARCELONA
MISSION TX 78572

D4800-00-000-0007-00 (159497)
BALDERAS ISMAEL
1404 BARCELONA ST
MISSION TX 78572

M5200-00-113-0001-00 (239467)
LONGORIA ROSA HUERTA
702 E 8TH ST
MISSION TX 78572

M5200-00-113-0002-00 (239468)
RAMIREZ BENITO
2001 W 30TH ST
MISSION TX 78574

M5200-00-113-0003-00 (239469)
ORTEGA DINA DEE
722 E 8TH ST STE C
MISSION TX 78572

M5200-00-113-0004-00 (239470)
CANTU HECTOR R
704 N KERALUM AVE
MISSION TX 78572

M5200-00-113-0005-00 (239471)
MARTINEZ MARIA IRMA
700 N KERALUM AVE
MISSION TX 78572

M5200-00-113-0007-00 (239472)
CARDENAS MARIA PLACIDA
701 N MAYBERRY ST
MISSION TX 78572

M5200-00-113-0008-00 (239473)
CARDENAS MARIA PLACIDA
701 N MAYBERRY ST
MISSION TX 78572

M5200-00-113-0008-10 (239474)
SEPULVEDA EUGENIO D & MARIA G
705 N MAYBERRY ST
MISSION TX 78572

M5200-00-113-0009-00 (239475)
MARES PEDRO
709 MAYBERRY ST
MISSION TX 78572

M5200-00-113-0010-00 (239476)
MARES DAVID
709 MAYBERRY ST
MISSION TX 78572

M5200-00-113-0011-00 (239477)
AMADOR NOE SALINAS &
JULIAN ARELLANO
520 E 11TH ST
MISSION TX 78572

M5200-00-140-0005-00 (239617)
CRUZ ANNA MARIA SOTO & AARON
808 N KERALUM AVE
MISSION TX 78572

M5200-00-140-0006-00 (239618)
CRUZ ISMAEL C
3329 SPRING MEADOW LN
GRAND PRAIRIE TX 75052

M5200-00-140-0007-00 (239619)
GARCIA MIGUEL ANTONIO
1204 BLUEBIRD AVE
MCALLEN TX 78504

M5200-00-140-0008-00 (239620)
TREVINO NOE & MARIA E
1411 ELM DR
MISSION TX 78572

W0100-00-020-0009-00 (316771)
HOUSING AUTHORITY OF THE
CITY OF MISSION
906 E 8TH ST
MISSION TX 78572

D4800-00-000-0005-04 (793518)
SOUTHERN PERA INVESTMENTS LTD CO
PO BOX 614
PHARR TX 78577