

ITEM# 2.2

CONDITIONAL USE PERMIT RENEWAL:

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

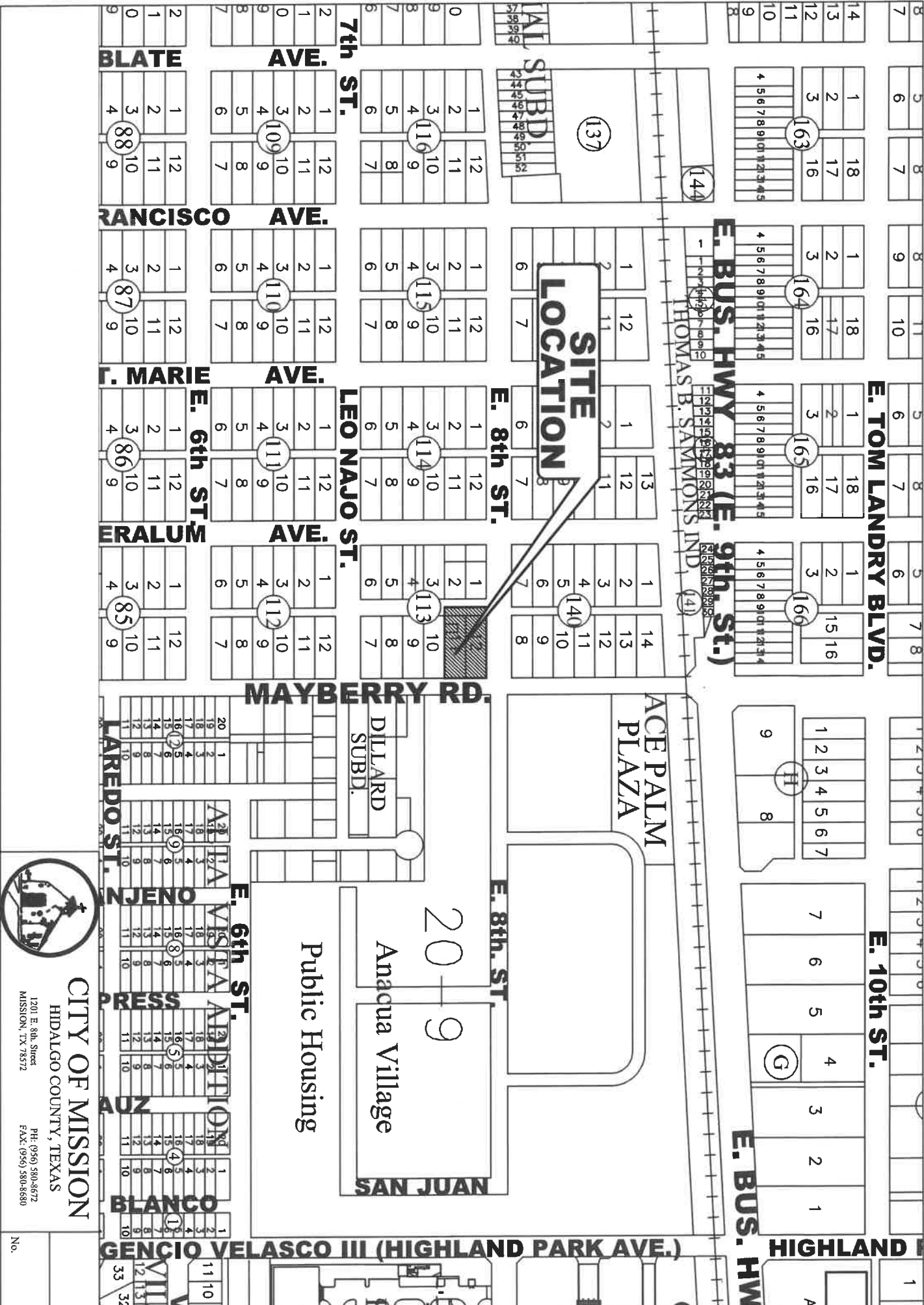
The subject site is located on the Southwest corner of N. Mayberry Road and E. 8th Street. The applicant is leasing a suite within the commercial plaza with a drive-thru service window along the eastern side of the building. This business has been in operation since May 6, 2022. Access to the drive-thru service window is provided off of East 8th Street. The last CUP approved for the drive-thru service window for this location was on January 22, 2024 for a period of 1 year.

- **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 21 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Staff notes that there have been no issues with the drive-thru service window, therefore would not object to a 3-year approval.

RECOMMENDATION: Staff recommends approval subject to:

1. 3-year re-evaluation to continue to assess the business,
2. Compliance with all City Codes (Building, Health, Fire, etc.)
3. CUP not transferable to others,
4. Removal of wooden sign
5. Add additional landscaping



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-6672
FAX: (956) 580-6680

No.

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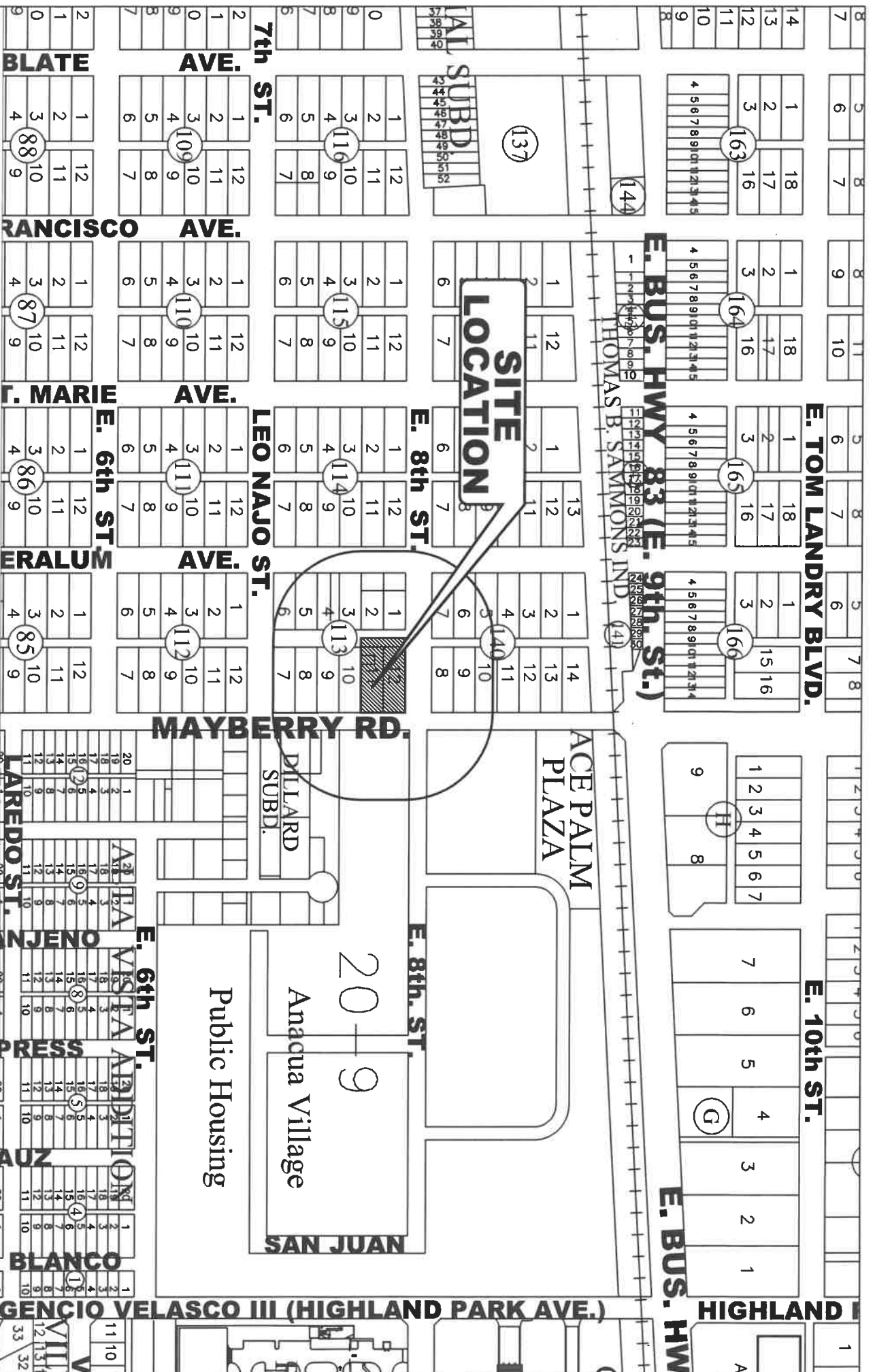


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**SITE
LOCATION**

E. 8TH ST.

N. MAYBERRY RD.

uty Lounge

Mr. Korn
ENTERTAINMENT CENTER AND MORE

BEAUTY LOUNGE
Lily's

Mr. Korn
ENTERTAINMENT CENTER AND MORE

BEAUTY LOUNGE
Lily's

Mr. Korn
ENTERTAINMENT CENTER AND MORE

ORANGE

312





D4800-00-000-0005-00 (159490)
LERMA MANUEL & LINDA L
4302 CANADIANA LN
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 MAY BERY ST
MISSION TX 78572

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

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

M5200-00-140-0005-00 (239617)
CRUZ 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 C
PO BOX 614
PHARR TX 78577