Item 4

CITY COUNCIL REPORT

Meeting Date: *November 10, 2026*
General Plan Element: ***Land Use***
General Plan Goal: ***Support a diversity of businesses.***

ACTION

Liquor License Request for LL-0069-2026 The Breakfast Table (411062). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application Series 12 (Restaurant) State liquor license for an existing location and new owner.

OWNER

KSV Foods LLC

APPLICANT CONTACT

Kenneth Lee Vondra

LOCATION

17757 N Scottsdale Rd. Suite #103

REQUEST

The applicant is seeking a favorable recommendation on a Series 12 (Restaurant) liquor license for an existing location with new owner. This has been a licensed location most recently operating with liquor since 2019 as a restaurant.

This liquor license allows the licensee to sell and serve spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its total revenue from the sale of food.

The applicant has indicated that this establishment will serve liquor between the hours of 7am and 2pm; however, due to state liquor license processing requirements, they are not required to notify the city or the state if they change their hours of operation.

IMPACT ANALYSIS

Reliability and Location

A.R.S. Section 4.-203.A and R19-1-702 Granting a License for a New Owner for a Certain Location.

The capability, qualifications and reliability of the applicant has been shown.

Restaurant

A.R.S. Section 4-205.02 and R19-1-206 Criteria for Restaurant Operations.

This owner intends to operate this location as a restaurant. This establishment is 2,495 sq. ft. in size, **plus** an existing 334 sq. ft. Patio. The bar service area is 180 sq. ft. or 7% of gross floor area, and the kitchen area is 890 sq. ft. or 35% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

Outdoor Patio

The existing patio, on the west side of the building is 334 sq. ft. and does not encroach into the adjacent pedestrian walkway.

Zoning

This site is zoned PRC PSD PCD (Planned Regional Center, Planned Shared Development, Planned Community Development). The PRC PSD PCD district allows restaurants as a permitted use. The applicant has been notified of the City's expectation that the business will operate as a restaurant.

Public Safety

Police Department: No Opposition

Major life safety issues: None noted

Public Notice and Proximity

A.R.S. Section 4-201.B. Petitions from Persons in Close Proximity.

The applicant has maintained the required posting notice for the State mandated 20-day period. No petitions or protests were received during the 20 (twenty) day posting period.

COUNCIL OPTIONS & STAFF RECOMMENDATION

Council Options

The City Council has the option of recommending approval, disapproval or no recommendation to the Arizona Department of Liquor Licenses and Control.

Staff Recommendation

Staff advises that the license request meets the criteria imposed for determining the capability, qualifications, and reliability of the applicant.

Next Steps

The City Council's recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If the application is approved by the Department of Liquor Licenses and Control, the applicant should receive their license from the State within 105 days of original application.

RESPONSIBLE DEPARTMENT(S)

John Kelly, Planning Technician, Jkelly@scottsdaleaz.gov
Planning and Development Services

Matt Evans, Commander, mevans@scottsdaleaz.gov
Special Operations Division

APPROVED BY



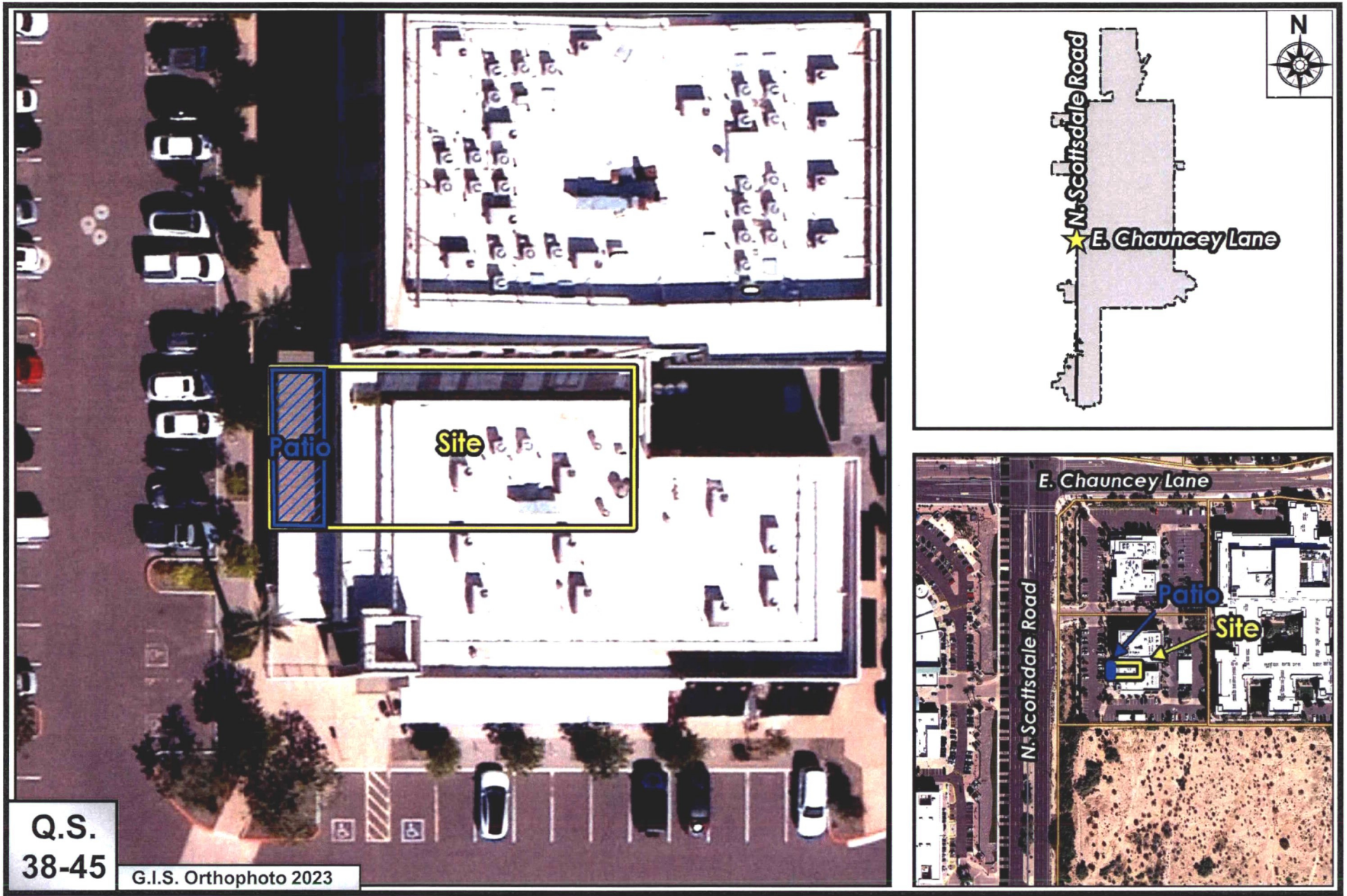
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

10/26/2026
Date

ATTACHMENTS

1. Map
2. State Application (Front Page, including menu)
3. Floor Plan

ATTACHMENT 1



LL-0069-2026

The Breakfast Table (411062)

State of Arizona
Department of Liquor Licenses and Control

Created 09/28/2026 @ 03:20:48 PM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	THE BREAKFAST TABLE		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	17757 N SCOTTSDALE ROAD #103 SCOTTSDALE , AZ 85255 USA		
Mailing Address:	9322 W VOGEL AVENUE PEORIA, AZ 85345 USA		
Phone:	(623)326-7385		
Alt. Phone:			
Email:	KENLUCKYDOG@COX.NET		

AGENT

Name:	KENNETH LEE VONDRA
Gender:	Male
Correspondence Address:	9322 W VOGEL AVENUE PEORIA, AZ 85345 USA
Phone:	(623)326-7385
Alt. Phone:	
Email:	KENLUCKYDOG@COX.NET

OWNER

Name:	KSV FOODS LLC		
Contact Name:	KENNETH LEE VONDRA		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	25035769	State of Incorporation:	AZ
Incorporation Date:	03/19/2026		
Correspondence Address:	9322 W VOGEL AVENUE PEORIA, AZ 85345 USA		
Phone:	(623)326-7385		
Alt. Phone:			
Email:	KENLUCKYDOG@COX.NET		

Officers / Stockholders

60th Day
11-27-2026

THE BREAKFAST TABLE LUNCH

BURGERS

served with french fries or fresh fruit | sub sweet potato fries for $2.00 | sub house salad or soup for $1

BACON CHEESEBURGER
½ lb. Angus with applewood bacon, cheddar cheese, red onions, tomato, lettuce, on a brioche bun, mayo, pickle. 17.29

MUSHROOM BACON BURGER
½ lb. Angus burger on a brioche bun with mushrooms, Swiss cheese, spinach, pickle. 17.29

CALIFORNIA AVOCADO CHEESEBURGER
½ lb. Angus burger, cheddar cheese, avocado, lettuce, tomato, red onions, on a brioche bun, pickle. 17.29

PATTY MELT
½ lb. Angus on grilled marble rye with sautéed onions and American cheese, Thousand Island dressing, pickle. 16.99

VEGGIE BURGER
on a brioche bun with Jack cheese, lettuce, tomato, red onion, mayo, pickle. 16.99

SANDWICHES

served with french fries or fresh fruit | sub sweet potato fries for $2.00 | sub house salad or soup for $1

NEW YORKER
new york-style pastrami, Swiss cheese, coleslaw, smoked mustard, savory pickles. 17.99

BACON LOVER'S BLT
crispy bacon, lettuce, tomato & mayo on multi-grain toast. 15.99

GRILLED CHEESE
American, Monterey Jack cheese, cheddar on sourdough. 13.99 | Add ham or bacon $2.00.

TUNA SALAD
albacore tuna salad, tomato, lettuce, & mayo on multi-grain toast. 16.99

TURKEY CLUB
turkey, bacon, cheddar, tomato, lettuce & mayo on multi-grain toast. 16.99

GARDEN FRESH
Swiss, cheddar, hummus, cucumber, green pepper, lettuce, tomato, red onion, sprouts, Italian dressing on multi-grain toast. 14.00

WRAPS

served with french fries or fresh fruit | sub sweet potato fries for $2.00 | sub house salad or soup for $1

ARIZONA
grilled chicken, bacon, tomato, pepper jack, avocado, spinach, flour wrap, lettuce, ranch dressing. 15.99

SANTA FE
turkey, bacon, avocado, lettuce, tomato, sprouts, flour wrap, chipotle mayo. 15.99

TURKEY BACON AVOCADO
turkey, bacon, Swiss cheese, avocado, red onion, tomato, sprouts, ranch dressing. 15.99

SALAD DRESSING SELECTIONS
Ranch • Caesar • Bleu Cheese
Italian • Balsamic • Chipotle Ranch
Raspberry Vinaigrette
Thousand Island

SALADS

always fresh & crisp romaine lettuce

GARDEN FRESH SALAD
tomato, cucumber, shredded carrots, cheddar cheese, bacon, croutons, pita bread, Italian dressing. 14.00

CHICKEN CAESAR SALAD
sliced grilled chicken, parmesan cheese, lemon wedges, croutons, pita bread, Caesar dressing. 16.99

BUFFALO CHICKEN SALAD
crispy breaded chicken, sliced hot buffalo peppers, cucumber, tomato, Jack & cheddar cheese, hot sauce, ranch dressing. 16.99

SOUTHWEST SALAD
sliced grilled chicken, corn, black beans, red onion, tomato, avocado, Jack & cheddar cheese, tortilla strips, chipotle, chipotle ranch dressing. 16.79

RASPBERRY CHICKEN SALAD
sliced grilled chicken, cucumber, walnuts, blue cheese crumbles, dried cranberries, tomato, croutons, pita bread, raspberry vinaigrette. 16.79

COBB SALAD
sliced grilled chicken, bacon, cucumber, tomato, house, crumbled blue cheese, hard-boiled egg, bleu cheese crumbles, ranch dressing. 16.79

BREAKFAST TABLE

'25 9 11 Liq. Dept Rec'd 8:12

BREAKFAST

PANCAKES, FRENCH TOAST & WAFFLES

Served with two eggs any style & choice of bacon, house sausage patties, sausage links, ham

BUTTERMILK PANCAKES*
2 house-recipe buttermilk pancakes with powdered sugar 13.00
Combo 15.99
Sub Gluten Free 1.00

BANANA WALNUT PANCAKES
2 pancakes, topped with almonds, and walnuts, topped with sliced bananas and a drizzle of honey 12.00
Combo 16.99
Sub Gluten Free 1.00

BRIOCHE FRENCH TOAST
(2) slices of brioche, topped with whipped cream and fresh strawberries with powdered sugar 13.00
Combo 16.99
Sub Gluten Free 1.00

BLUEBERRY PANCAKES
2 pancakes, fluffy and topped with blueberry compote, sprinkled with powdered sugar
Combo 16.99 Sub Gluten Free 1.00

BELGIAN WAFFLE*
Thick Belgian waffle with powdered sugar 12.00
Combo 15.99
Sub Gluten Free 1.00

SPECIALTIES

Egg Chorizo Burrito 15.99
Scrambled eggs, chorizo, tomato, jalapeño, pepper jack, avocado, onion, & Jack cheese in a flour tortilla, served with hashbrowns or grits.

Biscuits & Gravy 15.29
Sausage gravy over sized biscuit, two eggs any style and your choice of sausage patties or links, bacon, ham steak, turkey bacon.

Chicken & Waffles 17.59
House style chicken breast served over our crispy waffle dusted in powder sugar, drizzled with honey served with syrup.

Crêpes 17.99
French style crêpe, vanilla custard, berries, bananas, whipped cream, walnuts, almonds, maple syrup.

EGGS BENEDICT

Classic Benedict 15.49
English muffin, ham, 2 poached eggs, topped with Hollandaise sauce.

Florentine Benedict 14.99
English muffin, 2 poached eggs, sautéed baby spinach, with Hollandaise.

Country Benedict 15.49
2 poached eggs, sausage, biscuit & sausage gravy.

OMELETTES

All omelettes are made with 3 eggs and served with choice of grits or hashbrowns & toast. Add fresh avocado 2.25 / Sub gluten free toast 1.00

Denver 15.99
Ham, green peppers, tomatoes, onions, monterey jack cheddar blend.

Meat Lovers 15.99
Sausage, ham, bacon, monterey jack cheddar blend.

Veggie 14.99
Spinach, tomatoes, green peppers, mushrooms, onions, monterey jack cheddar blend.

Southwest 15.99
Chorizo, bell peppers, tomatoes, onions, mild cheddar served with salsa.

Mushroom & Cheese 14.99
Sautéed mushrooms, spinach, topped with mild cheddar.

SKILLETS

THE FARMER'S SKILLET 17.99
Country sausage, bacon, potatoes, scrambled eggs, cheddar jack cheese, & country gravy served with biscuit.

SOUTHWEST SUNRISE SKILLET 17.99
Chorizo, roasted potatoes, black beans, peppers, 3 scrambled eggs, pepper jack cheese, pico de gallo, avocado & chipotle creme, served with biscuit.

COUNTRY BREAKFAST SKILLET 17.99
Country sausage, bacon, potatoes, peppers, onions, 3 scrambled eggs, cheddar jack cheese, country gravy, served with biscuit.

GARDEN DELIGHT SKILLET 16.99
Spinach, mushrooms, onions, peppers, roasted tomatoes, potatoes, 3 scrambled eggs, feta cheese & fresh herbs, served with biscuit.

HEALTHY OPTIONS

Parfait Breakfast Bowl 12.99
Greek yogurt, served with fresh strawberries, blueberries, bananas & all natural granola with a honey drizzle.

Oatmeal 6.99
Served with a side of brown sugar, raisins served with whole milk.
Add fresh berries 2.00

Avocado Toast 13.00
2 eggs any style, seeded wheat toast, avocado, cotija cheese.

SIDES

Ham Steak	4.79
Thick Applewood Smoked Bacon	4.79
Turkey Bacon	4.79
Jumbo Sausage Links or Patties	4.79
Hash Brown Potatoes	4.49
Biscuit & Sausage Gravy (1)	6.49
Grits or Cheese Grits	4.49
Toast	3.49
Sourdough Bagel & Cream Cheese	4.49
Fresh Seasonal Fruit	4.49
Soup (Bowl)	5.99

HOT OR COLD

Coffee	3.99
Artisan Roast	3.99
Organic Loose Leaf Tea	3.99
Espresso	3.75
Cappuccino	4.25
Cold Brew	4.99
Americano	4.50

Beverages

FRESH-SQUEEZED JUICES

Orange	Small 4.99	Large 6.75
Grapefruit	Small 4.99	Large 6.75

BEVERAGES

Soft Drinks (Free Refills)	2.99
Milk	2.99
Chocolate Milk	2.99
Hot Chocolate	2.99
Iced Tea (Free Refills)	2.99

FRUIT SMOOTHIES

Banana Berry Burst Strawberry, blueberry, banana	6.99
Tropical Mango Mango, pineapple, banana	6.99
Green Machine Spinach, avocado, orange, pineapple, mango, chia seed	7.99

JUICES

Pineapple, Apple	5.25

LATTES

Caffè Latte	4.99
Mocha	5.99
Vanilla	5.59
Caramel	5.99
Chai	5.99
Lavender	5.99

Oat or Almond Milk +.50¢

*Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.
All burgers, roast, poultry, seafood, shellfish or eggs are cooked to order unless stated.
Before placing your order, please inform your server if you or a person in your party has a food allergy.*

Attachment 3

