

# CITY COUNCIL REPORT

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Meeting Date: *May 19, 2026*  
General Plan Element: *Land Use*  
General Plan Goal: *Support a diversity of businesses.*

## **ACTION**

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**Liquor License Request for LL-0015-2026 Pho Cao Kitchen (391106).** 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**

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Pho Cao Kitchen LLC

## **APPLICANT CONTACT**

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Zody Huynn

## **LOCATION**

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7346 E. McDowell Road

## **REQUEST**

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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 2015 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 11 a.m. and 10 p.m.; 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**

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### **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 3,395 sq. ft. in size, **plus** an existing/proposed 880 sq. ft. patio. The bar service area is 509 sq. ft. or 14% of gross floor area, and the kitchen area is 1,358 sq. ft. or 40% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

### **Outdoor Patio**

The existing patio on the southside of the building is 880 sq. ft. and does not encroach into the adjacent pedestrian walkway.

### **Zoning**

This site is zoned Highway Commercial (C-3). The C-3 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**

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### **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)**

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Jason McWilliams, Planning Technician, [jmcwilliams@scottsdaleaz.gov](mailto:jmcwilliams@scottsdaleaz.gov)  
Planning and Development Services

Matt Evans, Commander, [mevans@scottsdaleaz.gov](mailto:mevans@scottsdaleaz.gov)  
Special Operations Division

**APPROVED BY**

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Tim Curtis, AICP, Current Planning Director  
480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

5/4/2026

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Date

**ATTACHMENTS**

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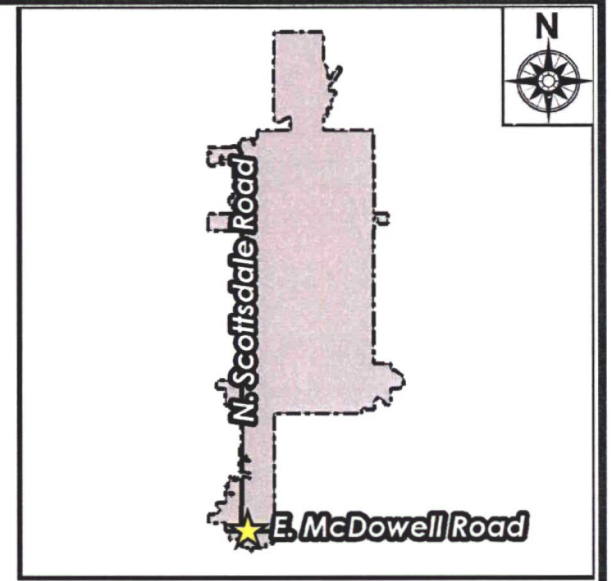
1. Map
2. State Application (Front Page, including menu)
3. Floor Plan



Q.S.  
13-45

G.I.S. Orthophoto 2023

LL-0015-2026



Pho Cao Kitchen (391106)

**ATTACHMENT 2**

**State of Arizona  
Department of Liquor Licenses and Control**

Created 04/03/2026 @ 01:01:50 PM

**Local Governing Body Report**

**LICENSE**

**Number:** Type: 012 RESTAURANT  
**Name:** PHO CAO KITCHEN  
**State:** Pending  
**Issue Date:** Expiration Date:  
**Original Issue Date:**  
**Location:** 7436 E MCDOWELL ROAD  
SCOTTSDALE, AZ 85257  
USA  
**Mailing Address:** 7436 E MCDOWELL ROAD  
SCOTTSDALE, AZ 85257  
USA  
**Phone:** (623)428-2173  
**Alt. Phone:** (714)854-2616  
**Email:** PHOCAOKITCHEN@GMAIL.COM

**AGENT**

**Name:** ZODY QUEEN HUYNH  
**Gender:** Female  
**Correspondence Address:** 7436 E MCDOWELL ROAD  
SCOTTSDALE, AZ 85257  
USA  
**Phone:** (714)854-2616  
**Alt. Phone:**  
**Email:** HUYNHZODY@GMAIL.COM

**OWNER**

**Name:** PHO CAO KITCHEN LLC  
**Contact Name:** ZODY QUEEN HUYNH  
**Type:** LIMITED LIABILITY COMPANY  
**AZ CC File Number:** 25028146 **State of Incorporation:** AZ  
**Incorporation Date:** 03/04/2026  
**Correspondence Address:** 7436 E MCDOWELL ROAD  
SCOTTSDALE, AZ 85257  
USA  
**Phone:** (623)428-2173  
**Alt. Phone:** (714)854-2616  
**Email:** PHOCAOKITCHEN@GMAIL.COM

both 6-02-2026

**Officers / Stockholders**

# Appetizers (Khai Vi)

\*26 MAR 23 AM 9:26 AZDLLC

**A1. Crispy Rolls (Cha Gio) \$10**

-Fried egg rolls with pork and veggies served with Vietnamese vinaigrette

**A2. Soft Spring Rolls (Goi Cuon) \$8.5**

-Fresh rice paper rolls with shrimp & steamed pork slices served with peanut sauce

**A3. Soft Summer Rolls (Nem Nuong Cuon) \$10**

-Fresh rice paper rolls with Vietnamese pork sausage served with peanut sauce

**A4. Fries/Onion Rings (Khoai Tay Chien/Cu-Hanh Chien) \$8**

**A5. Potstickers (Ha Cao Chien) \$10**

-Fried chicken dumplings served with pickled carrots and mixed soy sauce)

**A6. Chicken Wings (Canh Ga Chien Nuoc Mam) \$11**

-Fried chicken wings, Vietnamese style seasoned with fish sauce

**A7. Spicy Chicken Wings (Canh Ga Chien Bo Cay) \$11**

-Buffalo-style spicy chicken wings

**A8. Spicy Lollipop Wings (Canh Ga Chien Mat Ong Cay) \$12**

-Fried chicken wings with sweet and spicy sauce

**A9. Fish Balls (Ca Vien Chien) \$5**

-Deep fried fish balls and seafood balls

**A10. Fried Calamari (Muc Chien) \$12**

**A11. Shrimp Cocktail (Tom Hap Cocktail) \$11**

**A12. Fire-cracker Shrimp (Tom Chien Gion) \$14**

-Breaded, deep fried shrimp served with sweet and sour sauce

**A13. Fried Tofu (Dau Hu Chien) \$10**

-Served with sweet chili or spicy mayo sauce

**A14. Vegetarian Egg Rolls (Cha Gio Chay) \$10**

-Crispy egg rolls made of cabbage, carrots, sweet potatoes and taro

**A15. Buddha Spring Rolls (Goi Cuon Chay) \$8.5**

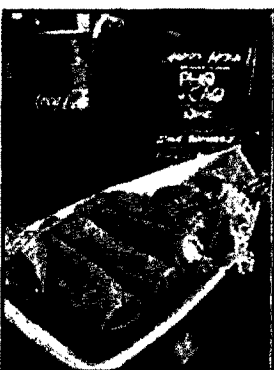
-Fresh rice paper rolls with tofu and avocado served with peanut sauce



A3. Summer Rolls



A7. Spicy Chicken Wings



A1. Crispy Rolls



A11. Shrimp Cocktail

**A16. Salmon Spring Rolls (Goi Cuon Ca) \$12**

-Fresh rice paper rolls with fried salmon served with miso ginger sauce

**A17. Imperial Rolls \$12**

-Fried marinated shrimp egg rolls. (6 pieces)

**A18. Spicy Spring Rolls (Goi Cuon Cay) \$11**

-Fresh rice paper rolls with BBQ pork and jalapenos served with peanut sauce

**A19. Sweet Potato Fries (Khoai Lang Chien) \$9**

**A20. Chicken Tenders (Ga Lan Bot Chien) \$9**

**A21. Edamame \$8**

**A22. Sampler Platter \$15**

-2 egg rolls, 2 pot stickers, 2 imperial rolls, 2 chicken wings, and 2 fish balls

**A23. Crab Puffs (Crab Rangoon) \$9**

-Cream chese + imitation crab meat wrapped in wonton paper (deep fried)

## Entrees

### E1. Cao's Special Fried Rice \$19

(Com Chien Dac Biet)

-House special fried rice with Chinese sausage, BBQ pork, and shrimp

### E2. Fried Rice (w/ meat choice) \$18

(Com Chien Ga, Heo, Bo, hoac tom)

-House special fried rice -Fried rice with choice of chicken, pork, beef, or shrimp

### E3. Grand Slam Fried Rice \$19

(Com Chien Dai Thanh)

-Fried rice with chicken, Chinese sausage, two chicken wings, and a fried egg on top

### E4. Salmon Fried Rice \$25

-Fried rice with fried salmon served with a fried egg

### E5. Pineapple Fried Rice \$19

(Com Chien Trai Thom)

-Fried rice with pineapple, chicken, and shrimp

### E6. Shaken Beef \$22

(Com Bo Luc Lac) w/ steamed rice

-Stir fried filet mignon steak, garlic, onion, and bell peppers

### E7. Pork Chop Combo \$20

(Com Suon Thap Cam) w/ steamed rice

-Marinated BBQ pork chop served with egg roll, 2 chicken wings, and fried egg

### E8. Grilled Shrimp and Steak Plate \$20

(Com Tom Bo Nuong) w/ steamed rice

-Seasoned grilled shrimp and sliced steak

### E9. Braised Pork Belly with Egg \$19

(Thit Kho Hot Ga)

-Served with pickled veggies and steamed white rice

### E10. Teriyaki Chicken \$17

(Com Ga Nuong) w/ steamed rice

-Classic teriyaki chicken

### E11. Orange Chicken \$18

(Com Ga Sot Cam) w/ steamed rice

-Chicken sauteed in a zesty orange sauce

### E12. Duck Stew Chinese Style \$18.5

(Mi Vit Tiem)

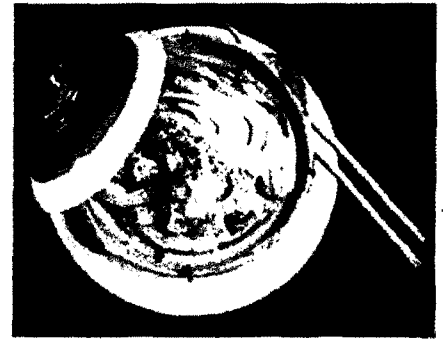
-Egg noodle soup with Chinese duck soup



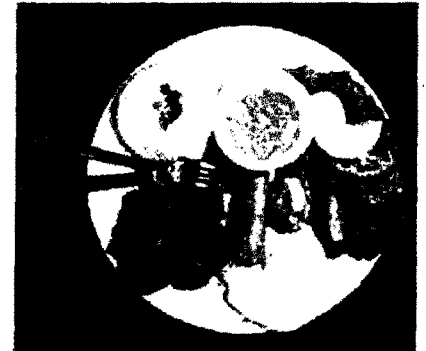
E6. Shaken Beef



E3. Grand Slam Fried Rice



E13. Cao's Clay Pot



E7. Pork Chop Combo

### E13. Cao's Clay Pot Special \$19

(Com Tay Cam)

-Shrimp, tofu, Chinese sausage and veggies stir fried & placed atop steamed rice. Served in a clay pot, this is a traditional Vietnamese dish

### E14. Kung Pao Chicken \$18 🍴

(Com Ga Kung Pao) w/ steamed rice

-Stir fried chicken with onions, peppers and spicy Kung Pao Sauce. Topped with peanuts

### E15. Stir-fried Noodles w/ Shrimp, Chicken & Pork \$20

(Hu Tieu Hoac Mi Xao Bo/Heo/Ga)

Stir fried shrimp, chicken and pork & vegetables with choices of egg noodles or rice noodles

### E16. Charbroiled pork and eggroll with vermicelli \$18.5

(Bun Cha Gio Thit Tom Nuong)

-An eggroll, grilled pork and shrimp on a bed of lettuce and vermicelli; served with fish sauce

Topped with peanuts

### E17. Spicy Beef Noodle Soup \$18.5 🍴

(Bun Bo Hue)

-Special Hue's noodles with beef, sausage, fish balls in beef broth

### E18. Chicken Curry \$18 🍴

(Cari Ga) w/ steamed rice

-Yellow curry with marinated chicken, coconut milk, and carrots  
Topped with peanuts

**E19. Salted Fish Fried Rice \$22**

(Com Chien Ca Man)

-Salted fish (seasonal) and chicken fried rice.

**E20. Vietnamese Sandwich \$14**

(Banh Mi Thit Nuong, Banh Mi Ga)

-Baguette sandwich with charbroiled pork or teriyaki chicken, cucumber, butter, cilantro, pickled carrots, and jalapenos; served with a side of fries

**E21. Lemongrass Chicken \$18.5**

(Ga Xao Xa Ot) w/ steamed rice

-Sauteed chicken with lemongrass, onions, and garlic

**E22. Lemongrass Beef w/ Vermicelli \$20**

(Bun Bo Xa Ot)

-Lemongrass beef on a bed of lettuce and vermicelli Topped with peanuts

**E23. Caramelized Salmon Filet \$22**

(Ca Kho To) w/ steamed rice

-Salmon filet caramelized with onions, garlic, black pepper and fish sauce reduction

Served in a hot clay pot

**E24. Mongolian Beef \$21**

(Bo Xao Mong Co) w/ steamed rice

-Sliced filet mignon with garlic, and onions

**E25. House Salad \$10**

-Mixed greens salad with house dressing:

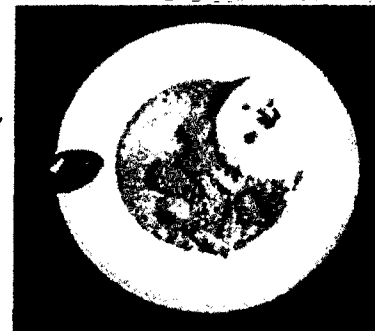
-Add chicken \$5

-Add grilled shrimp (6) \$6

\$1 per shrimp additional



E5. Pineapple Fried Rice



E18. Chicken Curry



E12. Duck Soup Chinese Style

## Vegetarian Entrees

**V1. Veggie Plate \$17**

(Com Chay)

-Steamed rice with stir-fried vegetables and tofu

**V2. Veggie Fried Rice \$18**

(Com Chien Chay)

-Fried rice with vegetables and tofu

**V3. Vegetarian Stir Fried Noodles \$18**

(Hu Tieu Hoac Mi Xao Chay)

Stir fried veggies and tofu with choices of egg noodles or rice noodles

**V4. Vegetarian Curry (Cari Chay) \$17**

(Cari Chay) w/ steamed rice

-Yellow curry with tofu, lemongrass, coconut milk, taro and carrots

Topped with peanuts

**V5. Vegetarian Cao's Clay Pot \$18**

(Com Tay Cam Chay)

-Tofu and veggies stir fried and placed atop steamed rice

26 MAR 23 AM 9 06 AZDILLC

# ATTACHMENT 3

FINAL

