



2712 BEE CAVES ROAD S.106
Rollingwood, TX 78746

Planning and Zoning Commission & City Council:

Pepitas strives to bring to west Austin area a unique twist of traditional Mexican flavors. Tortillas are not made in house however our ingredients are we always source out to have high quality and strive to use natural organic when available to us. Being a family owned and operated restaurant our dedicated staff strives to bring the best in the restaurant dining experience. We hope to bring the same service to the Rollingwood area for years to come.

Pepitas will take over what was once known as "Lover Boy Pizza". Appearance is a big deal for us. We want every customer to feel at home and welcome. Cleanliness is a big part of our appearance. We feel that our presence there will add value to our customers shopping experience and to our surrounding neighborhood. Our friendly staff is well trained and compensated, this allowed us to ensure that no nuisance or otherwise interference with other neighbors will not be an issue. Happy staff creates a happy environment. Our staff strives to have an enjoyable environment.

Although we expect to make a footprint in Rollingwood, we don't anticipate having any significantly high traffic congestion. Customers are welcome to feel at home at Pepita's and can stay if they wish. Our vision is to be a HUB for parents or workers needing a break from their day. Pepita's complies with all applicable city ordinance and regulations. We are working with the Alcoholic Beverage Commission (TABC) for a Mix Beverage License. That been said we have checked and have verified that no Church, School, or Residential property is within the 300ft.

Being in the restaunt business for 23 years we understand how the sale of alcohol can have its adverse consequences. At Pepitas or at any of our family own restaunt, the sale of alcohol is not our main source of income. Our food speaks for itself, we provide the drinks because our customers requested it. To show our commitment we have applied for the Food and Beverage Certificate through TABC. That means TABC can audit us at any moment to confirm our sales of alcohol does not exceed the sales of food.

We are happy to be a part of the Rollingwood community. We hope you can see and be apart of our mission to bring some home-style food and atmosphere to Rollingwood. We pray that your questions have been answered and look forward to joining your community. Any questions or concerns, please feel free to contact me via email or phone.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Nelia Delgado Cruz