



July 29, 2026

TO: Town of Castle Rock
Planning Department Staff

RE: Pre-Application Meeting
Project Narrative & Questions

Proposed Project: Texas Roadhouse at the Outlets at Castle Rock.

Full service restaurant with bar and attached trash enclosure.

- Hours of Operation: Monday – Thursday 3-10 pm, Friday – Sunday 11am-11pm
- Footprint: 7926 sf with 476 sf outdoor patio
 - 290 seats interior / 32 patio seats
 - To-Go Window / Carry Out Entrance adjacent to front entrance
- Signage:
 - 128.5 sf large wall sign
 - 18.1 sf wall sign above front entrance
 - 7.98 sf wall sign above carry out entrance
- Building Materials:
 - Brick wainscoat
 - Fiber cement siding
 - Galvalume metal roof / awning
 - CMU dumpster wall with black metal gate

Questions: Overall Process / Timing / Fees anticipated for re- approval.

- What is the process to amend the approved site plan based on concept plan included?
- Can building permit run concurrently with site plan approval process?
- Do you have any concerns about the proposed layout / changes to the concept plan included?
- TRH is permitting the curb in / pad scope of work only. Is a site permit / land disturbance / grading permit required for that portion of work or is that covered under building permit?
- Can you provide feedback on prototypical elevations? What material and architectural enhancements are recommended to comply with code?
- Are raised parapets required for full screen of RTUs? As elevations presented, RTUs are a full screen from front and a partial screen from sides and rear.
- Is exposed LED tube around parapet compliant? If not, would shielded LED be permissible?
- Are roof top US and Texas flags with the up light permissible?
- Is proposed signage compliant?
- Would an individual freestanding pylon sign be permissible?
- There is a heavy duty drain within the dumpster enclosure to catch grease material from trash. Would you permit this drain connection to sanitary or storm line? We would route this to an additional grease trap or oil/water separator. We could also provide a roof over the dumpster enclosure to prevent storm water into the sanitary line if needed.