

# ASRS Building Height Variance Request

## **CONTINENTAL NBF EXPANSION**



July 23<sup>rd</sup>, 2025



# ASRS WHY IS VARIANCE NEEDED?

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## Background for Request:

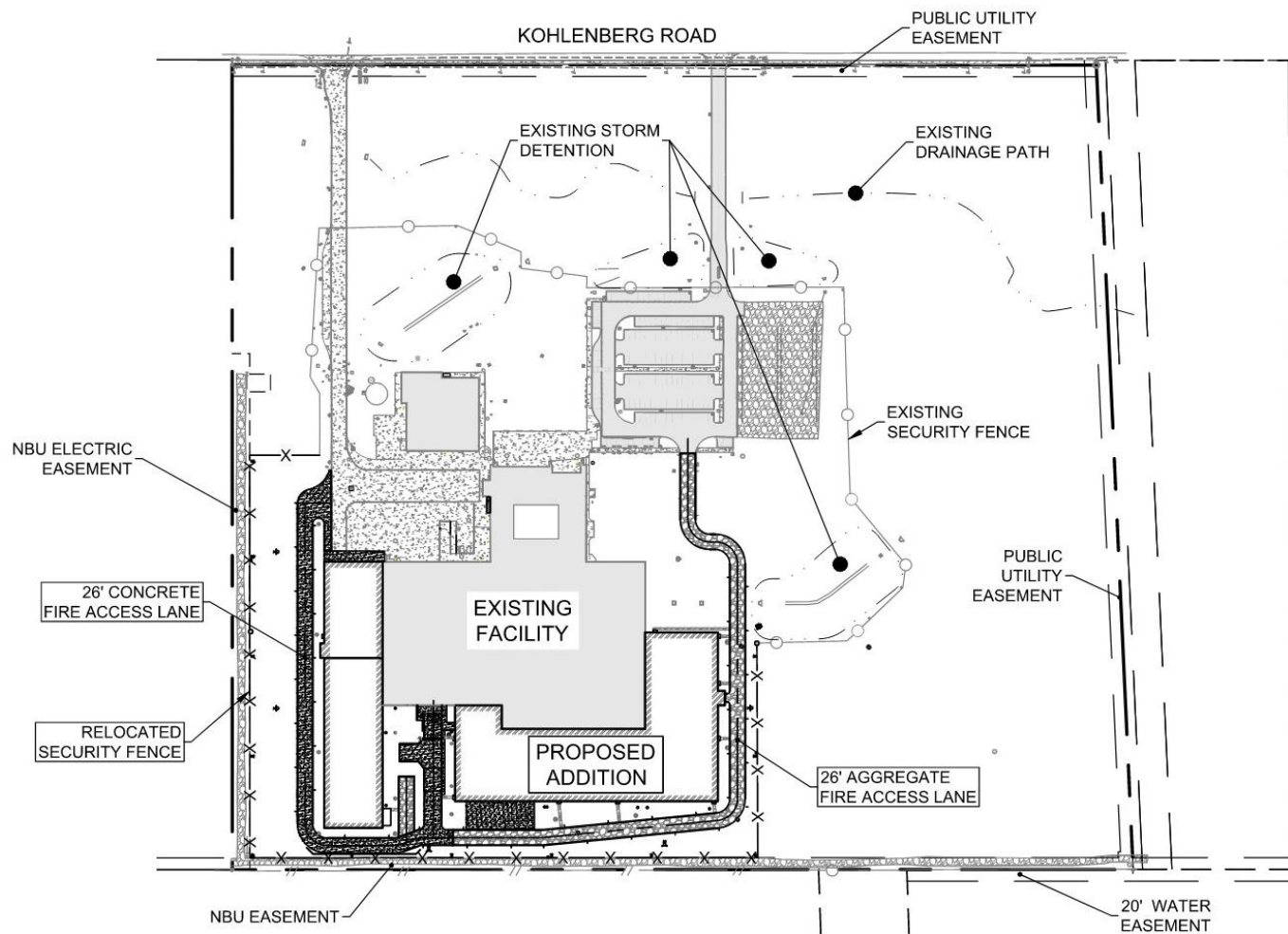
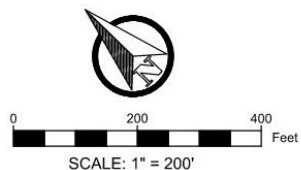
- Continental Automotive is desiring to make a significant investment into their existing manufacturing facility.
- The added space includes an approximately 140,000 square feet of additional manufacturing space, including a 27,000 square foot piece of equipment that is known as an Automated Storage and Retrieval System (ASRS) that is approximately 101 feet tall.
- The existing facility manufactures electronic equipment for automobiles. The new addition will house a new manufacturing process to produce different electronic equipment for commercial vehicles, as well as a new product line for autonomous over the road trucks.
- Applicant is requesting a variance to erect an ASRS building that will store components for the devices that are assembled in the production portion of the Continental facility.

## ASRS Building Information:

- This new process requires large quantities of parts and a storage system to support the production process.
- To accommodate this, the process will require the installation of automatic storage and retrieval equipment (ASRS). This process uses robotic cranes to store and retrieve pallets. The top of storage will be 85 feet high with an approximate building roof height of 114 feet.
- This building height exceeds the maximum height restriction of the zoning ordinance of 801'. The proposed height of the ASRS portion of the building addition is at elevation 843.20'. This exceeds the allowable height by 42.20'.

# ASRS **SITE EXHIBITS**

# ASRS SITE EXHIBITS



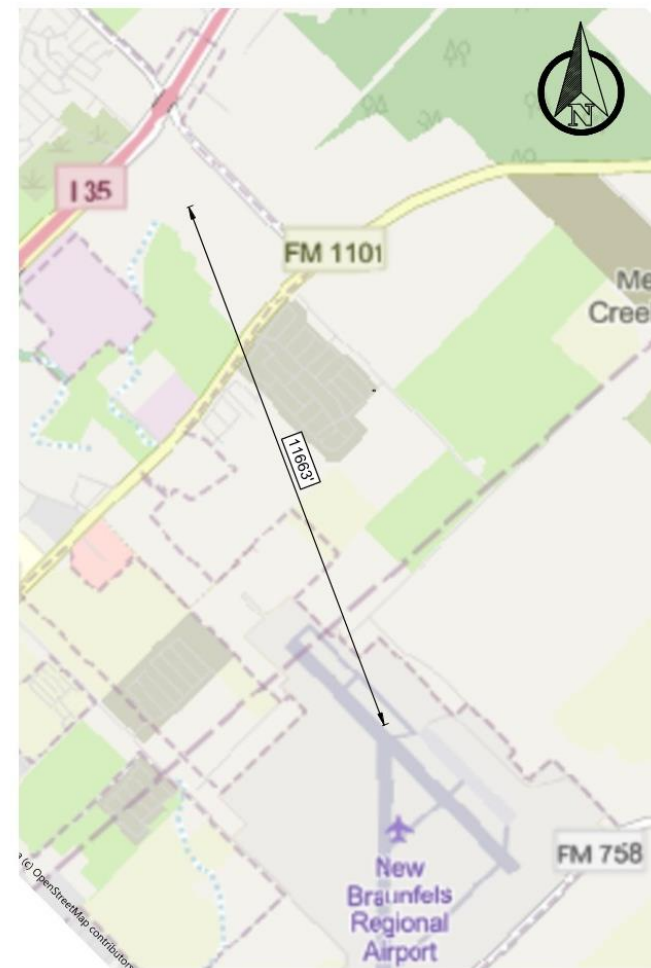
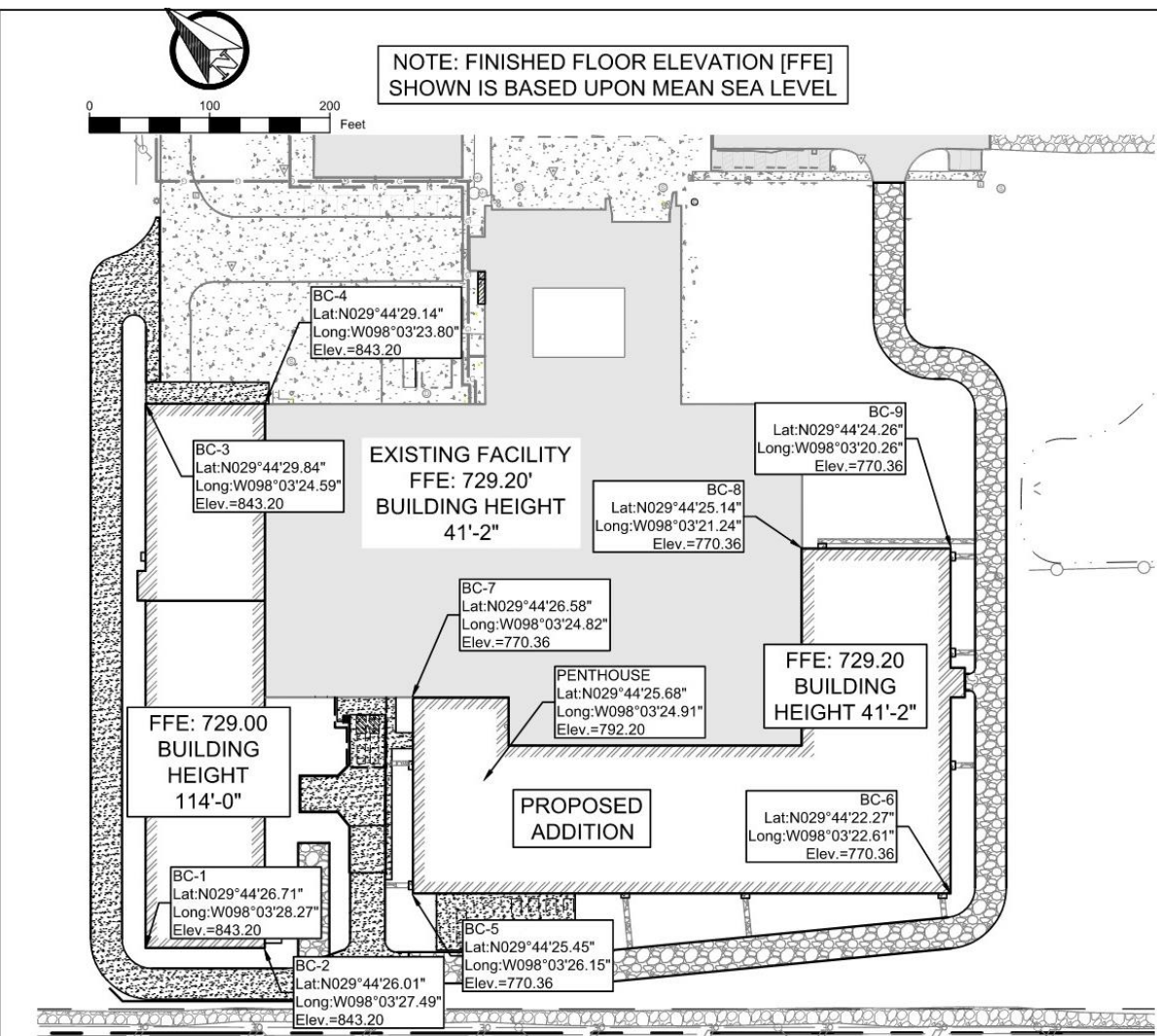
REV	DATE	DESCRIPTION	DRAWN BY	APPROVED BY
A	06/26/25	ISSUED FOR REVIEW	THK	SAG



PROJECT: CONTINENTAL AUTOMOTIVE SYSTEMS INC.		DRAWN: THK	CHECKED: SAG	APPROVED: SAG
NEW BRAUNFELS, TX		DATE: 06/26/25	SCALE: 1" = 200'	
SITE PLAN VARIANCE EXHIBIT				REVISION: A



# ASRS SITE EXHIBITS

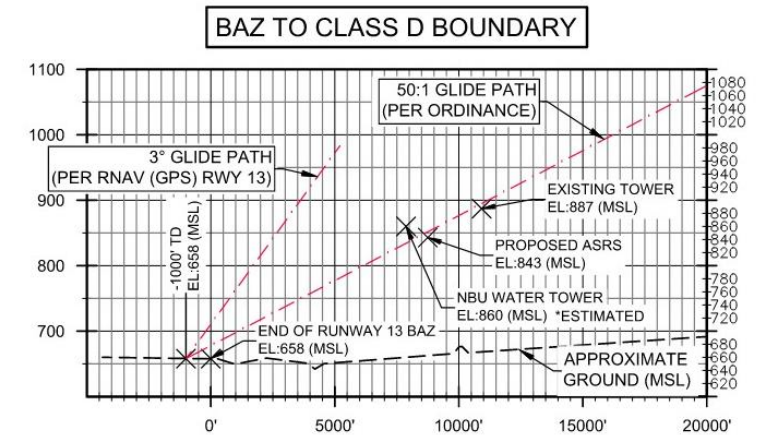


REV	DATE	DESCRIPTION	THK	SAG
A	06/26/25	ISSUED FOR REVIEW	THK	SAG



PROJECT:	CONTINENTAL AUTOMOTIVE SYSTEMS INC.		DRAWN:	THK	CHECKED:	SAG	APPROVED:	SAG
	NEW BRAUNFELS, TX		DATE:	06/26/25	SCALE:	1" - 100'		
	BUILDING HEIGHT EXHIBIT		DRAWING NUMBER:		REVISION:	A		

# ASRS SITE EXHIBITS



# FAA **AERONAUTICAL STUDY**



# FAA AERONAUTICAL STUDY

## FAA Study Information:

- The FAA has completed and circulated a study for public comment, for 30 days, that has received zero response. The study includes analysis of all four corners of the building.
- Per the FAA, the "aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities."
- Therefore, they have determined that the structure would not be a hazard to air navigation provided that FAA Form 7460-2, Notice of Actual Construction or Alteration, is e-filed any time the project is abandoned or within 5 days after the construction reaches its greatest height (7406-2, Part 2).

# FAA AERONAUTICAL STUDY



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2025-ASW-4962-OE  
Prior Study No.  
2025-ASW-92-OE

Issued Date: 05/13/2025

Timothy Morris  
Gulf States Engineering  
600 Azalea Road  
Mobile, AL 36609

## **\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Commercial Use Building ASRS BC-1
Location:	New Braunfels, TX
Latitude:	29-44-26.71N NAD 83
Longitude:	98-03-28.27W
Heights:	729 feet site elevation (SE) 114 feet above ground level (AGL) 843 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)  
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 11/13/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

# LOCAL BENEFIT

Local benefit is the benefit that accrues to the local community from the investment.

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# LOCAL BENEFIT

## **Continental Expansion Benefits:**

- The expansion of the existing Continental facility will provide additional employment opportunities. Continental will be almost doubling their employee count over two years after the expansion, from approximately 300 employees to approximately 600.
- The expansion will also provide increased tax revenue for the City and its inhabitants.

