

Annual Seal Coating Project: Preserving Our Community Infrastructure

By Tim Foran, Public Works Director

The City of Horseshoe Bay will begin its annual street sealcoating project August 5 as part of our comprehensive preventative maintenance program for municipal roadways. This infrastructure preservation initiative demonstrates the City's ongoing commitment to maintaining the quality and longevity of our residential street network.

2025 Project Scope

The streets slated for seal coating are everything west (to the left) of Bay West Boulevard heading North, including all side streets. The project begins on August 5 and continues through September 10. Each impacted street will be closed for two days between 8 a.m. and 5 p.m. The timeline may be adjusted due to weather conditions to ensure optimal results. The full schedule and color-coded street map may be found at www.horseshoe-bay-tx.gov/streets or by scanning the QR Code below.



Affected residents will receive advance notification from City employees, including a project timeline, color-coded map, instructions for vehicle relocation, and contact information for project inquiries.

Traffic Management and Access

The sealcoating process requires a three-coat application of specialized liquid asphalt mixture. Due to curing requirements, affected streets will be temporarily closed from 8 a.m. to 5 p.m. for two consecutive days per street.

Vehicle Relocation: Residents must remove all vehicles from driveways and streets by 8 a.m. on both scheduled construction days. Advance notification will be provided the evening before work begins.

Emergency Access: Access will be available for emergency vehicles. Medical emergencies will receive priority response.

Waste Collection: Regular trash collection will continue. Residents should place containers at the curb as normally scheduled. Please use duct tape to indicate your address on your trash bin.

Weather Contingencies: Construction days missed due to inclement weather will be rescheduled to the project's conclusion to maintain the overall timeline.

Why Seal Coating is Essential

Asphalt pavement faces constant attack from environmental factors that degrade its structural integrity. Without proper maintenance, road surfaces deteriorate, leading to costly repairs and reconstruction projects that cost 5-10 times more than preventative maintenance.

Primary Threats:

- **Water Infiltration:** Water penetrates small cracks and expands during freeze-thaw cycles, creating fissures and undermining the base
- **UV Radiation:** Sun exposure breaks down asphalt binders, causing oxidation and brittleness
- **Contamination:** Motor oil, gasoline, and automotive fluids attack asphalt compounds
- **Traffic Loading:** Vehicle weight creates micro-cracks that expand over time
- **Temperature Extremes:** Texas heat causes expansion while winter cold creates contraction, causing surface cracking

Comprehensive Benefits of Sealcoating:

- **Waterproof Barrier:** Creates an impermeable seal that prevents water from penetrating asphalt
- **UV Protection:** Acts as sunscreen for pavement, blocking harmful rays that cause oxidation and premature aging
- **Chemical Resistance:** Protects against automotive fluid spills and chemical contamination
- **Flexibility Restoration:** Replenishes oils and binders, restores pavement flexibility and resistance to cracking

Economic Benefits:

- **Cost Avoidance:** Extends pavement life by 3-5 years, delays reconstructions that cost \$15-25 per square foot compared to \$0.50-1.00 per square foot for sealcoating
- **Property Value Enhancement:** Well-maintained streets can increase property values by 2-5%
- **Reduced Repairs:** Prevents potholes and major surface failures
- **Budget Predictability:** Planned maintenance allows for better budget forecasting

Community Benefits:

- **Enhanced Safety:** Well-maintained surfaces improve vehicle traction and reduce accidents
- **Reduced Vehicle Wear:** Better road conditions minimize tire wear, suspension damage, and vehicle maintenance costs
- **Environmental Impact:** Extending pavement life reduces the need for new asphalt production and landfill disposal of old materials

Fiscal Responsibility: The City's sealcoating program represents sound fiscal stewardship. Studies show every dollar spent on preventative maintenance saves \$4-7 in future reconstruction costs. This allows the City to maintain infrastructure quality while minimizing the tax burden on residents.

Additional Information

The City appreciates residents' patience and cooperation during this important project. For more information, please contact the Public Works Department at (830) 598-8741 or visit www.horseshoe-bay-tx.gov/streets.

For ongoing updates, please follow the City on Facebook (www.facebook.com/horseshoebaygov) and Instagram (www.instagram.com/horseshoebaygov), and sign up for CivicReady alerts at www.horseshoe-bay-tx.gov/alerts.