

# 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](http://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](http://www.horseshoe-bay-tx.gov/streets).

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