

LAND USE AND FUTURE TECH

CASEY BURGESS, EXECUTIVE ASSISTANT CITY ATTORNEY, CITY OF DALLAS

1

OVER THE NEXT 30 MINUTES WE WILL EXAMINE:

- Recent changes in technology and its effect on land use.
 - Technology trends.
 - Where we may be going.
-

2

THE IDEA

- Spur conversation on ways to integrate regulation of new technologies instead of adopting one-off code amendments.

3

RECENT CHANGES IN TECHNOLOGY AND ITS EFFECT ON LAND USE

- Home sharing apps.
 - Allow homeowners to lease their homes on a daily basis.
 - How do municipalities classify these rentals?
 - Single-family?
 - Lodging?
 - Something else?
 - These rentals also raise other questions.
 - Do you make them register as single-family rental properties?
 - Do you (or can you) collect hotel taxes?



4

RECENT CHANGES IN TECHNOLOGY AND ITS EFFECT ON LAND USE

- Ride sharing apps.
 - Sparked a lot of controversy.
 - Competitive threat to established taxi companies.
 - Many cities adopted ordinances.
 - State preempted municipal authority.
 - HB 100 (85th Legislature, 2017), Texas Occupations Code Chapter 2402.
 - Zoning implications.
 - Reduction in parking requirements.
 - Changes in design.

Uber

lyft

5

RECENT CHANGES IN TECHNOLOGY AND ITS EFFECT ON LAND USE

- Dockless vehicles.
 - Unlocked with an app and tracked by GPS.
 - Provide real time data on where people are going.
 - Assist cities in transportation planning.
 - Questions on how to regulate.
 - Franchise.
 - Vehicle.
 - Zoning implications.
 - Reductions in automobile parking.
 - Establish bicycle/scooter parking regulations.



6

Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](http://utcle.org/elibrary)

Title search: Land Use & Future Tech

Also available as part of the eCourse

[2019 Land Use eConference](#)

First appeared as part of the conference materials for the

23rd Annual Land Use Conference session

"Land Use & Future Tech"