

# LAND USE AND FUTURE TECH

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## 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.
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## THE IDEA

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

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## 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?



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## 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 (85<sup>th</sup> Legislature, 2017), Texas Occupations Code Chapter 2402.
  - Zoning implications.
    - Reduction in parking requirements.
    - Changes in design.

Uber



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## 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.



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23<sup>rd</sup> Annual Land Use Conference session

"Land Use & Future Tech"