

# Zoning & Land Use

## Overview

At Munsch Hardt, we understand that a successful real estate project begins with a solid foundation. Our team of experienced Zoning & Land Use attorneys function as a key component of our Firm's recognized Real Estate practice, helping steer developers, investors and property owners around potential obstacles and through the often-complex maze of zoning requirements in North Texas cities.

Under the leadership of a former Dallas City Council member, who during her tenure legislated and negotiated more zoning cases in central Dallas than all the other council districts combined, our team has built a strong rapport with elected officials, governmental agencies, civic groups and neighborhood associations. These relationships are built on the credibility we earned through our work and involvement on major multifamily and mix-used development projects.

Many of our clients' real estate endeavors require us to appear before the Dallas City Council, the Dallas City Plan Commission, the Oak Lawn Committee and other community groups throughout the region. Through this experience, we understand how local ordinances intersect with state and federal laws, from subdivision requirements to environmental permitting, and we use our knowledge to obtain all necessary permits and approvals for a project. Our work does not end with obtaining needed approvals.

We serve as effective local counsel for key players in the private sector, such as major corporations, financial institutions, universities and hospitals, as well as multistate, commercial, mixed-use and hotel developers. Munsch Hardt advises clients on a wide range of issues, including:

- Annexation petitions
- Board of Adjustment variances
- Community advocacy
- Condemnation/eminent domain
- Construction contracts
- Corporate entity creation
- Development rights transfers
- Economic development incentives
- Entitlements of master-planned communities
- Environmental regulations
- General plan amendments
- Infrastructure development agreements
- Land development
- Landmark proceedings
- Leasing negotiations and contracts
- Planned development districts/planned unit developments
- Specific use permits and defense of permits
- Zoning applications and changes

By coordinating with the Firm's Real Estate Transactional attorneys, Munsch Hardt is positioned to represent you through any stage of a real property matter. This often includes conducting due diligence for acquisitions and financing; managing construction contracts and construction-related disputes; addressing local, state and federal taxes, including tax credits of all forms and researching existing zoning and deed restrictions. At the end of the day, we tap our full-service team, as needed, to keep our client's projects on budget and on schedule.

## Experience

## Developer Representation

Directed client's community outreach and lobbying efforts with City of Dallas officials to successfully secure \$11.25MM in tax increment financing from the city for a high-profile, mixed-use project in Dallas' Bishop Arts District.

## Developer Representation

Secured City of Dallas support for a zoning change for a mixed-use project in East Dallas that included a ground-level grocery store, market-rate multi-family units and affordable housing.

## Business Representation

Secured rezoning from the Dallas City Council for a new business headquarters in southern Dallas, following substantial community outreach.

## Neighborhood Representation

Successfully negotiated substantial pedestrian-oriented streetscape improvements on behalf of commercial and residential property owners in relation to a massive residential development/rezoning project on the edge of Klyde Warren Park.

## Developer Rezoning Representation

Secured substantial community support and obtained Dallas City Council approval for a specific use permit for a drive-through in central Dallas' complex and staunchly defended Planned Development District 193.

## Board of Adjustment Representation

Successfully defended non-profit client in high-profile City of Dallas Board of Adjustment case which attempted to prohibit them from continuing to use an historic home as an events venue in Dallas' prominent Swiss Avenue Historic District.

## Practice Leaders



Angela Hunt

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## Related People

Angela Hunt  
Lindsay Kramer

## Related Practices

Real Estate  
Acquisition & Disposition  
Condemnation & Eminent Domain  
Condominiums  
Industrial Projects  
Leasing & Management  
Multifamily  
Public-Private Partnerships  
Real Estate Finance  
REITs  
Retail Centers  
Senior Housing

## Related Industries

Construction  
Hospitality  
Real Estate  
Retail

## Newsroom

**Article:** Update on Texas' Form 1295 Requirements

**Press Release:** Munsch Hardt Named to 2022 "Best Law Firms" List by U.S. News – Best Lawyers®

**Press Release:** Munsch Hardt Ranks Among Nation's Top Firms in 2021 "Best Law Firms" List by U.S. News - Best Lawyers®

**In The News:** The Time To Reinvent The Commercial Real Estate Spaces Of The Future Is Now

**Newsletter:** COVID-19: Zoning and Permitting Updates for North Texas, Austin, Houston + San Antonio

**In The News:** Today's CRE Tenants Want Lots Of Parking, But The Future Belongs To The Carless

**Press Release:** Munsch Hardt Expands Zoning & Land Use Practice

**In The News:** How Angela Hunt Changed Dallas' Mind About Its Divisive Riverside Toll Road

**In The News:** The Trinity River Toll Road is Dead, and Dallas has Angela Hunt to Thank for it

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**In The News:** Munsch Hardt Hires Ex-Dallas City Council Member for Land Use Practice

**In The News:** Former Dallas City Councilwoman Jumps to Munsch Hardt