

# Makhani LLC/ MARHABA LOUNGE

*A Premier Hookah & Social Lounge*  
2680 Denton Tap Rd Ste #101. Lewisville, TX 75067

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5/6/2026

City of Lewisville

## **Support of Special Use Permit Application — Makhani LLC/Marhaba Lounge**

Dear Planning and Zoning:

I am writing on behalf of Marhaba Lounge to formally request your favorable consideration of our application for a Special Use Permit to operate a hookah lounge at the premises located at 2680 Denton Tap Rd Ste#101 Lewisville, TX 75067. We are committed to operating a responsible, community-oriented establishment that complies fully with all applicable local ordinances, health regulations, and zoning requirements.

### **About Marhaba Lounge**

Marhaba Lounge is an upscale social lounge offering a curated hookah experience in a welcoming, culturally rich environment. Our establishment is designed to serve adults 21 years of age and older, providing a relaxed and sophisticated atmosphere for social gatherings. We offer a selection of premium shisha flavors, non-alcoholic beverages, and light food in a setting that celebrates Middle Eastern and Pakistani hospitality and culture. We anticipate that 70-75% of our business from Hookah sales and around 30% from the food sales.

### **Commitment to Compliance and Public Safety**

Marhaba Lounge takes its responsibilities to the community and public health seriously. We will implement the following measures to ensure safe, compliant operations:

- **Age Verification:** Strict enforcement of a 21+ age policy with ID verification at entry.
- **Ventilation & Air Quality:** Installation of a commercial-grade ventilation and air filtration system meeting or exceeding local health and building code requirements.
- **Occupancy Limits:** Strict adherence to maximum occupancy limits as established by the fire marshal and building department.
- **Noise Control:** Implementation of sound management measures to minimize any impact on neighboring properties and residents.
- **Licensing & Permits:** All required business licenses, health permits, and tobacco retailer permits will be obtained and maintained in good standing.

### **Community and Economic Benefit**

Marhaba Lounge will serve as a positive contributor to the local economy and community fabric. Our establishment will create [6] full-time and [4] part-time employment opportunities for residents. We intend to partner with neighboring businesses and participate in community events,

supporting the vitality of the Lewisville area. We are confident that Marhaba Lounge will become a respected and valued establishment within the community.

### **Proposed Hours of Operation**

We propose the following hours of operation, which are designed to balance the needs of our patrons with consideration for the surrounding neighborhood:

- **Sunday – Thursday:** 11:00 AM – 12:00 AM (Midnight)
- **Friday – Saturday:** 11:00 AM – 2:00 AM

### **Projected Business Revenue & Economic Impact**

Marhaba Lounge is projected to be a financially viable and economically contributing business within the community. Based on our market research and business plan, we anticipate the following revenue projections:

- **Year 1 Projected Gross Revenue:** \$300,000 — based on an estimated average.
- **Year 2 Projected Gross Revenue:** \$425,000 — reflecting anticipated growth as brand awareness and customer base expand within the local market.
- **Year 3 Projected Gross Revenue:** \$550,000— representing a stabilized revenue trajectory.

These projections are supported by our detailed business plan, which is available for review upon request. In addition to direct revenue, Marhaba Lounge will generate meaningful local tax revenue. Makhani LLC will be contributing annually to sales tax, business license fees, and other municipal taxes, providing a direct fiscal benefit to the City of Lewisville. Our operation will also support local suppliers, vendors, and service providers, creating an indirect economic ripple effect throughout the community.

We respectfully request that the Zoning Board / City Council / Planning Commission approve our Special Use Permit application and grant us the opportunity to operate Marhaba Lounge at the proposed location. We welcome the opportunity to meet with staff or board members to address any questions, concerns, or conditions that may be required as part of the approval process.

Thank you sincerely for your time and consideration. We look forward to your favorable response and to contributing positively to the City of Lewisville community.

Respectfully submitted,

Naheed Vellani and Irfan Shah  
Managing Partners  
*Marhaba Lounge*  
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