

Makhani LLC/ MARHABA LOUNGE

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

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 the lounge guests and 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. We want to make this a family friendly environment where the community can have a place to relax and enjoy with friends and guest and be able to enjoy time.

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 guest that will be ordering the shishas
- **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. We will not have a dance floor or entertain any loud parties. Soft music or TV only.
- **NO Alcohol:** Strict adherence to NO Alcohol on premises in any capacity. We will not serve alcohol or allow BYOB.
- **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
804-243-1428
naheedmakhani@gmail.com

LOT 3R1 PARKING TABULATION

RETAIL/RESTAURANT BUILDING "E" = 14,000 SF
10,000 SF RETAIL @ 5.5/1000 SF = 55 SPACES
4,000 SF RESTAURANT @ 1.5/100 SF = 60 SPACES

BUILDING PARKING REQUIRED: 115

BUILDING PARKING PROVIDED: 106*

BUILDING HANDICAP PARKING REQUIRED: 5

BUILDING HANDICAP PARKING PROVIDED: 5

PARKING SPACE DIMENSIONS: 9'x18'

DRIVE AISLE WIDTH: 24'

LOADING AREA: (1) 12'x40'

* IN ORDER TO MEET THE MINIMUM PARKING REQUIREMENTS FOR LOT 3R1, NINE (9) PARKING SPACES MUST BE UTILIZED FROM THE ADJACENT LOT 3R2.

LOT 3R2 PARKING TABULATION

BUILDING "A" - 20,587 SF
13,337 SF CLIMATE CONTROL @ 1/2,000 SF = 7 SPACES
7,250 SF NON-CLIMATE CONTROL WITH 10' LOADING LANE

BUILDING "B" - 70,800 SF
56,600 SF CLIMATE CONTROL @ 1/2,000 SF = 28 SPACES
14,200 SF NON-CLIMATE CONTROL WITH 10' LOADING LANE

BUILDING "C" - 10,200 SF
3,000 SF OFFICE @ 1/200 SF = 15 SPACES
7,200 SF WAREHOUSE @ 1/1,000 SF = 7 SPACES

BUILDING "D" - 9,500 SF
1,000 SF OFFICE @ 1/200 SF = 5 SPACES
1,400 SF APARTMENT @ 2 SPACES PER RESIDENCE = 2 SPACES
4,500 SF CLIMATE CONTROL @ 1/1,000 SF = 4 SPACES
2,600 SF NON-CLIMATE CONTROL WITH 10' LOADING LANE

PARKING REQUIRED: 68

PARKING PROVIDED: 84

HANDICAP PARKING REQUIRED: 4

HANDICAP PARKING PROVIDED: 4

PARKING SPACE DIMENSIONS: 9'x18'

DRIVE AISLE WIDTH: 24'

LOADING AREA: (1) 12'x40'

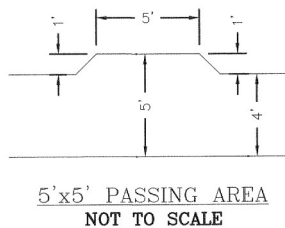
A CROSS PARKING AGREEMENT HAS BEEN EXECUTED BY THE OWNER'S OF LOTS 3R1 AND 3R2, BLOCK C, HIGHPOINT OAKS ADDITION TO ALLOW FOR THE USE OF NINE (9) ADDITIONAL PARKING SPACES LOCATED ON LOT 3R2 TO MEET THE MINIMUM PARKING REQUIREMENTS ON LOT 3R1.

DESIGN POINTS

PT	NORTHING	EASTING	PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	8,415.1361	8,587.2246	1	8,397.4307	8,698.8952	9	8,176.9929	9,144.1710
B	7,930.0767	8,702.3916	2	8,049.4553	8,679.6833	10	8,238.6854	9,077.8332
C	7,896.0533	8,984.4977	3	7,986.6514	8,714.8923	11	8,296.6853	8,997.1767
D	7,813.2503	9,159.1832	4	7,944.4736	8,737.2926	12	8,367.3610	8,888.7436
E	7,954.5484	9,166.5158	5	7,895.6854	8,996.1710			
F	8,196.7784	9,154.2045	6	7,852.9929	9,144.1710			
G	8,349.8430	8,967.1589	7	7,961.6854	9,077.1589			
H	8,386.7665	8,896.1115	8	8,068.9929	9,144.1710			

LEGEND

I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
①	TELEPHONE MANHOLE	⊙ WM	WATER METER



PAVEMENT LEGEND

- PROPOSED 6" 3600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.
- PARKING PAVEMENT
PROPOSED 5" 3600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.
- SIDEWALK PAVEMENT
PROPOSED 4" 3000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- DUMPSTER PAVEMENT
PROPOSED 8" 3600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.

NOTES:

- THE BUILDING EXTERIOR FINISH SHALL BE A MINIMUM OF 80% BRICK OR STONE.
- OUTSIDE STORAGE SHALL BE LIMITED TO 10% OF THE OVERALL LOT AREA AND MUST BE SCREENED IN ACCORDANCE WITH CITY OF LEWISVILLE REQUIREMENTS.
- THERE ARE NO PROTECTED TREES LOCATED WITHIN THE SITE BOUNDARIES

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.

Steven R. Homeyer, P.E. #86942
Date: SEPTEMBER 23, 2008



REVISIONS:

- 01-09-08
1. REVISED PARKING & ADDED DRIVE-THRU FOR BUILDING "E".
- 09-22-08
2. REVISED PROPERTY LINE.
- 09-22-08
1. REVISED SIDEWALK & REMOVED DUMPSTER PER CONTRACTOR.

DATE: 03/19/07

HEI #: 06-023

SHEET NO:

C2

DENTON TAP STORAGE
LOTS 3R1 & 3R2, BLOCK C
HIGHPOINT OAKS ADDITION
5.798 ACRES, ZONED "LI"
CITY OF LEWISVILLE, TEXAS

DIMENSION CONTROL
PLAN

HOMMEYER
ENGINEERING, INC.
CIVIL ENGINEERING & PLANNING
SITE & LAND PLANNING
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BUSINESS STATE HIGHWAY No. 121
(SERVICE ROAD) (VARIABLE WIDTH R.O.W.)

SEE PLAT FOR
EASEMENT LOCATIONS

