



Republic of the Philippines  
BATANGAS CITY

Office of the Sangguniang Panlungsod

Tel. No. 722-0304

ORDINANCE NO. 22-01 S. 2023

AN ORDINANCE RECLASSIFYING A PARCEL OF LAND WITH AN AREA OF FORTY-ONE THOUSAND THREE HUNDRED NINETY-ONE (41,391.00) SQUARE METERS MORE OR LESS LOCATED IN BARANGAY BUCAL, BATANGAS CITY FROM AGRICULTURAL ZONE (AGZ), PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL RESIDENTIAL ZONE (GRZ) FOR THE PROPOSED RESIDENTIAL SUBDIVISION

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SPONSOR : COUNCILOR ARMANDO C. LAZARTE  
COMMITTEE ON ENVIRONMENT AND URBAN  
DEVELOPMENT, LAND USE AND ZONING  
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WHEREAS, R.A. 7160 or Local Government Code of 1991 (LGC), provides that cities and municipalities may reclassify agricultural lands into non-agricultural uses within their respective jurisdictions, subject to the limitations and other conditions prescribed under Section 20 of the LGC;

WHEREAS, Mrs. Evelyn Tan, represented by Mrs. Rosa Andal applies for the land use reclassification through a resolution of a parcel of land with an area of Forty-one Thousand Three Hundred Ninety-one (41,391.00) square meters more or less located in Brgy. Bucal, Batangas City from Agricultural Production Use to Residential Use and its zoning reclassification through an Ordinance from Agricultural Zone (AGZ), Production Agricultural Sub-zone (PDA-SZ) to General Residential Zone (GRZ) which will be the site for a proposed residential subdivision;

WHEREAS, the said land have long ceased to be agricultural and shall considerable greater economic value for residential purposes;

WHEREAS, the project will give opportunity to citizens to help build medium-cost homes and will contribute in the development and growth of Barangay Bucal, Batangas City;

NOW THEREFORE, be it enacted by the Sangguniang Panlungsod of Batangas City in session assembled:

SECTION 1. TITLE - This Ordinance shall be known as "AN ORDINANCE RECLASSIFYING A PARCEL OF LAND WITH AN AREA OF FORTY-ONE THOUSAND THREE HUNDRED NINETY-ONE (41,391.00) SQUARE METERS MORE OR LESS LOCATED IN BARANGAY BUCAL, BATANGAS CITY FROM AGRICULTURAL ZONE (AGZ), PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL RESIDENTIAL ZONE FOR THE PROPOSED RESIDENTIAL SUBDIVISION".

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Republic of the Philippines  
BATANGAS CITY

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Continuation of Ordinance No. 22-01 S. 2023

**AN ORDINANCE RECLASSIFYING A PARCEL OF LAND WITH AN AREA OF FORTY-ONE THOUSAND THREE HUNDRED NINETY-ONE (41,391.00) SQUARE METERS MORE OR LESS LOCATED IN BARANGAY BUCAL, BATANGAS CITY FROM AGRICULTURAL ZONE (AGZ), PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL RESIDENTIAL ZONE (GRZ) FOR THE PROPOSED RESIDENTIAL SUBDIVISION**

**SECTION 2. PROVISION.** - All the pertinent stipulation of Ordinance No. 39 Series of 2020 entitled: "Batangas City Integrated Zoning Ordinance CY 2019", and all other rules and regulations which may be inconsistent with the provisions of this ordinance are hereby mandated.

**SECTION 3. APPROVAL** - The application of Mrs. Evelyn Tan, represented by Mrs. Rosa Andal for the land use reclassification of a parcel of land with an area of Forty-One Thousand Three Hundred Ninety-one (41,391.00) square meters more or less located in Brgy. Bucal, Batangas City from Agricultural Production Use to Residential Use and its zoning reclassification from Agricultural Zone (AGZ), Production Agricultural Sub-zone (PDA-SZ) to General Residential Zone (GRZ) which will be the site for a proposed residential subdivision is hereby Approved.

**SECTION 4. REPEALING CLAUSE.** - All provisions of city ordinances, executive orders or resolution inconsistent herewith are hereby repealed and/or modified accordingly.

**SECTION 5. SEPARABILITY CLAUSE.** - If for any reason or reasons any part of this ordinance shall be held unconstitutional or invalid, other parts hereof which are not affected thereby shall continue to be in full force and effect.

**SECTION 6. EFFECTIVITY.** - This ordinance shall take effect upon approval by the City Mayor.

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Michael C. Velasco  
Subj...

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Continuation of Ordinance No. 22-01 S. 2023

AN ORDINANCE RECLASSIFYING A PARCEL OF LAND WITH AN AREA OF FORTY-ONE THOUSAND THREE HUNDRED NINETY-ONE (41,391.00) SQUARE METERS MORE OR LESS LOCATED IN BARANGAY BUCAL, BATANGAS CITY FROM AGRICULTURAL ZONE (AGZ), PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL RESIDENTIAL ZONE (GRZ) FOR THE PROPOSED RESIDENTIAL SUBDIVISION

ENACTED by the Sangguniang Panlungsod of Batangas this 10<sup>th</sup> day of January, 2023.

  
ATTY. OLIVA D. TELEGATOS  
Secretary

ATTESTED:

  
ATTY. ALYSSA RENEE A. CRUZ  
Presiding Officer

APPROVED:

  
BEVERLEY ROSE A. DIMACUHA  
City Mayor

Date Approved: JAN 17 2023

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Hoyas Bip...  
Michael...  
C. Vir...  
D. J. A.

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**REPUBLIC OF THE PHILIPPINES  
BATANGAS CITY**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**EXCERPT FROM THE MINUTES OF THE REGULAR SESSION HELD BY THE  
MEMBERS OF THE SANGGUNIANG PANLUNGSOD OF BATANGAS CITY  
ON JANUARY 10, 2023 AT THE SANGGUNIANG SESSION HALL**

**PRESENT:**

|                                     |                   |
|-------------------------------------|-------------------|
| Hon. Alyssa Renee A. Cruz,          | Presiding Officer |
| Hon. Hamilton G. Blanco,            | Councilor         |
| Hon. Karlos Emmanjuel A. Buted,     | “                 |
| Hon. Andrea Loise F. Macaraig,      | “                 |
| Hon. Nestor E. Dimacuha,            | “                 |
| Hon. Oliver Z. Macatangay,          | “                 |
| Hon. Armando C. Lazarte,            | “                 |
| Hon. Nelson J. Chavez,              | “                 |
| Hon. Jose Jonash Luis F. Tolentino, | “                 |
| Hon. Zester Carlo M. Hernandez,     | “                 |
| Hon. Isidra “Ched” M. Atienza,      | “                 |
| Hon. Lorenzo A. Gamboa, Jr.,        | “                 |
| Hon. Michael C. Villena,            | “                 |
| Hon. Angelito Dondon A. Dimacuha,   | (ABC-Rep.)        |
| Hon. Marjorie A. Manalo,            | (SK-Rep.)         |

“On motion of Councilor Lazarte seconded by Councilor Hernandez, the following Resolution was Adopted:

**RESOLUTION NO. 22-12 S. 2023**

**RESOLUTION ADOPTING AND APPROVING THE REQUEST FOR LAND USE  
RECLASSIFICATION OF PROPERTY LOCATED IN BARANGAY BUCAL,  
BATANGAS CITY**

**WHEREAS**, R.A. 7160 or Local Government Code of 1991 (LGC), provides that cities and municipalities may reclassify agricultural lands into non-agricultural uses within their respective jurisdictions, subject to the limitations and other conditions prescribed under Section 20 of the LGC;

**WHEREAS**, Mrs. Evelyn Tan, represented by Mrs. Rosa Andal applies for the land use reclassification through a resolution of a parcel of land with an area of forty-one thousand three hundred ninety-one (41,391.00) square meters more or less located in Brgy. Bucal, Batangas City from Agricultural Production Use to Residential Use and its zoning reclassification through an Ordinance from Agricultural Zone (AGZ), Production Agricultural Sub-zone (PDA-SZ) to General Residential Zone (GRZ) which will be the site for a proposed residential subdivision;

**WHEREAS**, the said land have long ceased to be agricultural and shall considerable greater economic value for residential purposes;

**WHEREAS**, the project will give opportunity to citizens to help build medium-cost homes and will contribute in the development and growth of Barangay Bucal, Batangas City;

**Continuation of Resolution No. 22-12 S. 2023**

**RESOLUTION ADOPTING AND APPROVING THE REQUEST FOR LAND USE RECLASSIFICATION OF PROPERTY LOCATED IN BARANGAY BUCAL, BATANGAS CITY**

**NOW THEREFORE**, be it resolved, as it is hereby resolved by the Sangguniang Panlungsod in session assembled to adopt and approve the Land Use Reclassification of the property located in Barangay Bucal, Batangas City.

**UNANIMOUSLY APPROVED."**

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I hereby certify that the foregoing Resolution No. 22-12 S. 2023 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on January 10, 2023.

  
**ATTY. OLIVA D. TELEGATOS**  
Secretary

**ATTESTED:**

  
**ATTY. ALYSSA RENEE A. CRUZ**  
Presiding Officer

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Republic of the Philippines  
BATANGAS CITY

Office of the Sangguniang Panlungsod

Tel. No. 722-0304

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COMMITTEE REPORT

DATE : January 9, 2023

TO : THE HONORABLE SANGGUNIANG PANLUNGSOD

FROM : COMMITTEE ON ENVIRONMENT AND URBAN  
DEVELOPMENT, LAND USE AND ZONING

SUBJECT : Request for Land Use Reclassification through a  
Resolution of a Parcel of Land with an Area of Forty-one  
Thousand Three Hundred Ninety-One (41,391.00) square meters  
more or less Located in Brgy. Bucal, Batangas City from  
Agricultural production use to Residential use and its zoning  
reclassification through an Ordinance from Agricultural Zone  
(AGZ), Production Agricultural Sub-zone (PDA-SZ) to general  
residential zone (GRZ) which will be the site for a proposed  
residential subdivision

**BACKGROUND / SUBJECT**

The meeting was regarding the application request for land use reclassification through a Resolution of a parcel of land with an area of forty-one thousand three hundred ninety-one (41,391.00) square meters more or less located in Brgy. Bucal, Batangas City from agricultural production use to residential use and its zoning reclassification through an Ordinance from agricultural zone (AGZ), production agricultural sub-zone (PDA-SZ) to general residential zone (GRZ) which will be the site for a proposed residential subdivision.

The applicant is Mrs. Evelyn Tan, represented by Mrs. Rosa Andal.

The subject was referred to the Committee on Environment and Urban Development, Land Use and Zoning for its consideration during the Regular Session on November 22, 2022. The Committee held a hearing on December 7, 2022 and in attendance were the following:

Committee Chairman of the Committee on Environment and Urban Development, Land Use and Zoning Hon. Armando C. Lazarte; Members of the Committee on Environment and Urban Development namely, Hon. Nestor E. Dimacuha, Hon. Karlos Emmanuel A. Buted, Hon. Nelson J. Chavez, Hon. Oliver Z. Macatangay, Hon. Lorenzo A. Gamboa Jr., Hon. Angelito A. Dimacuha, Hon. Isidra M. Atienza and Hon. Marjorie A. Manalo. Also present were other Sangguniang Panlungsod members namely, Vice Mayor Alyssa Renee A. Cruz, Hon. Jose Jonash Luis F. Tolentino, Hon. Zester Carlo M. Hernandez, Hon. Michael C. Villena and Hon. Andrea Loise F. Macaraig.

Also present were Ms. Rosalia Bautista, Municipal Agrarian Reform Program Officer; Ms. Juana Victoria E. Nanlabi, Agrarian Reform Technologist; Engr. Roselyn G. Berberabe, CPDO Zoning Officer IV; Ms. Maria Cristina Sunquod, Supvgr. EMS/City ENRO; EnP Gilda L. Godoy, CPDO Dept. Head; Ms. Gloria P. Batronel, Brgy. Bucal Kagawad; Ms. Celeste A. Blay and Ms. Rosie E. Hernandez.



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DISCUSSIONS AND OBSERVATIONS

During the committee hearing, the following observations resulted:  
The following documents are needed in order to push through with their request:

- ✓ Endorsement from the City Mayor
- ✓ Letter of Intent or Letter of Application
- ✓ CPDO checklist of requirements

A Public Hearing should have been conducted. Indicate what transpired during the public hearing and attach the pictures and minutes of the meeting.

A Resolution from the Barangay specifying the concerns of its residents.

The Barangay officials of Barangay Bucal certified that no one has been interested in cultivating the land for a very long period of time. The proponents were advised to provide the committee a copy of all needed documents.

On January 6, 2023, the proponents submitted all pertinent documents and showed compliance with the requirements raised during the committee hearing.

RECOMMENDATIONS

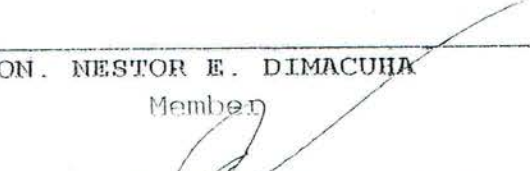
In view of the foregoing, the Committee hereby recommends:

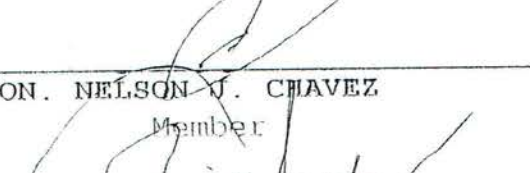
1. The adoption of this Committee Report and;
2. The approval of the subject application for land use reclassification.

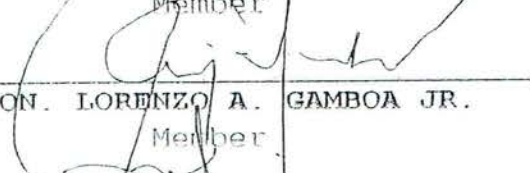
Respectfully submitted, 09 January, 2023.

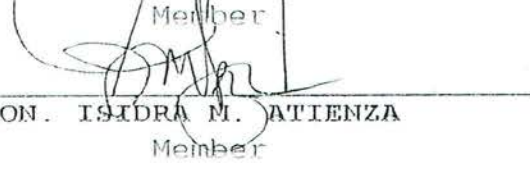
Committee on Environment,  
Urban Development,  
Land Use and Zoning

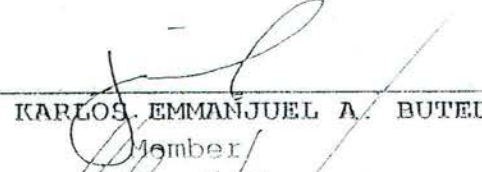
  
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HON. ARMANDO C. LAZARTE  
Chairman

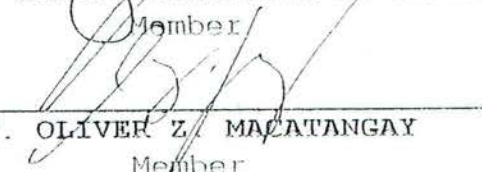
  
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HON. NESTOR E. DIMACUHA  
Member

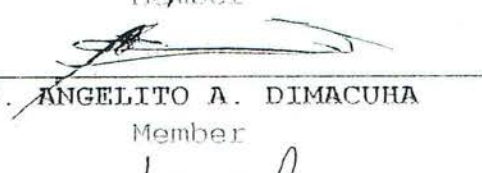
  
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HON. NELSON J. CHAVEZ  
Member

  
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HON. LORENZO A. GAMBOA JR.  
Member

  
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HON. ISIDRA M. ATIENZA  
Member

  
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HON. KARLOS EMMANJUEL A. BUTED  
Member

  
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HON. OLIVER Z. MACATANGAY  
Member

  
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HON. ANGELITO A. DIMACUHA  
Member

  
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HON. MARJORIE A. MANALO  
Member



Republic of the Philippines  
Batangas City  
**City Planning and Development Office**  
City Hall Complex, P. Burgos Street, Batangas City 4200  
Tel. Nos.: (043) 723-4146  
*email add: [cpdabatangascity@yahoo.com](mailto:cpdabatangascity@yahoo.com)*

## EVALUATION REPORT

November 7, 2022

REQUEST FOR LAND USE RECLASSIFICATION THROUGH A RESOLUTION OF A PARCEL OF LAND WITH AN AREA OF FORTY-ONE THOUSAND THREE HUNDRED NINETY ONE (41,391.00) SQUARE METERS MORE OR LESS LOCATED IN BRGY. BUCAL, BATANGAS CITY FROM AGRICULTURAL PRODUCTION USE TO RESIDENTIAL USE AND ITS ZONING RECLASSIFICATION THROUGH AN ORDINANCE FROM AGRICULTURAL ZONE (AGZ), PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL RESIDENTIAL ZONE (GRZ) WHICH WILL BE THE SITE FOR A PROPOSED RESIDENTIAL SUBDIVISION.

### I. PROJECT BRIEF

|                                                  |   |                                                                                                                       |
|--------------------------------------------------|---|-----------------------------------------------------------------------------------------------------------------------|
| NAME OF APPLICANT                                | : | Ms. Evelyn B. Tan                                                                                                     |
| ADDRESS OF APPLICANT                             | : | Ilang-Ilang St., Brgy. Cuta, Batangas City                                                                            |
| NAME OF AUTHORIZED REPRESENTATIVE                | : | Ms. Emma Villena<br>Ms. Rosa Andar                                                                                    |
| ADDRESS/CELLPHONE NO.                            | : | #19 Narra St., Nueva Villa Subd., Brgy. Alangilan, Batangas City/09189428943<br>Brgy. Cuta, Batangas City/09995591474 |
| NAME OF PROJECT                                  | : | Residential Subdivision                                                                                               |
| LOCATION OF PROJECT                              | : | Brgy. Bucal, Batangas City                                                                                            |
| RIGHT OVER LAND                                  | : | Atty-in-Fact of the Registered Owners                                                                                 |
| PROJECT AREA                                     | : | 41,391.00 square meters more or less/<br>4.139 hectares.                                                              |
| PRESENT LAND USE CLASSIFICATION (CLUP 2019-2028) | : | Agricultural Production Use                                                                                           |
| PROPOSED LAND USE CLASSIFICATION                 | : | Residential Use                                                                                                       |
| PRESENT ZONING CLASSIFICATION (IZO 2019)         | : | Agricultural Zone (AGZ): Production Agricultural Sub-Zone (PDA-SZ)                                                    |
| PROPOSED ZONING CLASSIFICATION                   | : | General Residential Zone (GR-Z)                                                                                       |

### II. SITE DESCRIPTION

1. The property is an irregularly-shaped parcel of land covering an area of forty-one thousand three hundred ninety-one (41,391.00) square meters more or less covered by Transfer Certificate of Title No. 052-2020001250.



2. It is characterized by a relatively flat terrain with low and very gentle slope and gradually descends from the northern side towards the southern side of the area.
3. It is sparsely vegetated with short grasses and shrubs.

#### **B. EVALUATION OF FACTS**

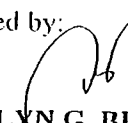
1. The abovementioned property is within the Designated Agricultural Zone (AGZ): Production Agricultural Sub-Zone (PDA-SZ) per the approved Batangas City Comprehensive Land Use Plan 2019-2028 and the Batangas City Integrated Zoning Ordinance CY 2019.
2. The proponent is requesting the City Government through the Sangguniang Panlungsod for the reclassification through a resolution of a parcel of land with an area of forty-one thousand three hundred ninety-one (41,391.00) square meters more or less located in Brgy. Bucal, Batangas City from Agricultural Production Use to Residential use and its Zoning Reclassification through an ordinance from Agricultural Zone (AGZ), Production Agricultural Sub-Zone (PDA-SZ) to General Residential Zone (GR-Z) which will be the site for a proposed residential subdivision primarily for the following reasons:
  - 2.1 To provide partitioned land-cost residential lots for residents of Batangas City and its neighboring towns.
  - 2.2 To give opportunity to citizens to help build medium cost homes.
  - 2.3 To contribute in the development and growth of Barangay Bucal, Batangas City

#### **C. RECOMMENDATION**

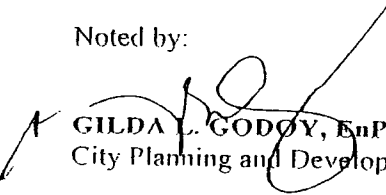
The request of Ms. Evelyn B. Tan for the reclassification through a resolution of a parcel of land with an area of forty-one thousand three hundred ninety-one (41,391.00) square meters more or less located in Brgy. Bucal, Batangas City from Agricultural Production Use to Residential use and its Zoning Reclassification through an ordinance from Agricultural Zone (AGZ), Production Agricultural Sub-Zone (PDA-SZ) to General Residential Zone (GR-Z) which will be the site for a proposed residential subdivision is being submitted with the endorsement of the Honorable City Mayor to the Sangguniang Panlungsod for appropriate action but not limited to the following considerations;

1. A public hearing shall be conducted by the proponent in the barangay as a pre requisite in the process of land use reclassification of the subject lot;
2. The proponent shall secure Barangay Council Resolution and Barangay Clearance endorsing the proposed project in Barangay Bucal.
3. The proponent shall comply with all the necessary requirements of the concerned national government agencies like the Department of Agriculture (DA), Department of Agrarian Reform (DAR) and the Department of Human Settlements and Urban Development (DHSUD) and all applicable provisions of the existing laws and ordinances prior to the land use reclassification of the above parcel of land.

Prepared by:

  
**ROSELYN G. BERBERABE**  
Zoning Officer IV

Noted by:

  
**GILDA L. GODOY, EnP**  
City Planning and Development Coordinator