

**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 FEBRUARY 20, 2018 AT THE SANGGUNIANG SESSION HALL**

**PRESENT:**

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Aileen Grace A. Montalbo,	Councilor
Hon. Glenn M. Aldover,	“
Hon. Sergie Rex M. Atienza,	“
Hon. Hamilton G. Blanco,	“
Hon. Alyssa Renee A. Cruz,	“
Hon. Oliver Z. Macatangay,	“
Hon. Armando C. Lazarte,	“
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Julian B. Villena,	“
Hon. Gerardo A. Dela Roca,	“
Hon. Nestor E. Dimacuha,	“
Hon. Nelson J. Chavez,	“

**ABSENT:**

Hon. Angelito “Dondon” A. Dimacuha,	ABC-Rep.
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“On motion of Councilor Dela Roca seconded by Councilor Villena, the following Resolution was Adopted:

**RESOLUTION NO. 62 S. 2018**

**GRANTING A SPECIAL USE PERMIT TO THE VILLA VICTOIRE DEVELOPMENT  
CORPORATION FOR ITS PROPERTY IDENTIFIED AS LOT NO. 9134 PT.  
AND COVERED BY TAX DECLARATION NO. 0071-001365 SITUATED  
IN BARANGAY PALLOCAN SILANGAN, BATANGAS CITY**

**WHEREAS, VILLA VICTOIRE DEVELOPMENT CORPORATION** is the owner/developer of a parcel of land identified as Lot No. 9134 covered by Tax Declaration No. 0071-001365 with an area of approximately 3,073 square meters situated in Barangay Pallocan Silangan, Batangas City;

**WHEREAS,** the Villa Victoire Development Corporation applies for the reclassification of land use of the aforesaid property in order to conform to the requirements of the law for its intended development;

**WHEREAS,** the Sangguniang Panlungsod deems that it is more appropriate to grant to the applicant a Special Use Permit for the property subject of the application;

**Continuation of Resolution No. 62 S. 2018**

**GRANTING A SPECIAL USE PERMIT TO THE VILLA VICTOIRE DEVELOPMENT CORPORATION FOR ITS PROPERTY IDENTIFIED AS LOT NO. 9134 PT. AND COVERED BY TAX DECLARATION NO. 0071-001365 SITUATED IN BARANGAY PALLOCAN SILANGAN, BATANGAS CITY**

**NOW THEREFORE**, be it resolved as it is hereby resolved by the Sangguniang Panlungsod of Batangas City in session assembled, to grant as it hereby grants a Special Use Permit for the property of Villa Victoire Development Corporation identified as Lot No. 9134 pt. covered by Tax Declaration No. 0071-01365 situated in Barangay Pallocan Silangan, Batangas City.


**UNANIMOUSLY APPROVED.”**

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**SPONSOR : COUN. GERARDO A. DELA ROCA  
COMMITTEE ON ENVIRONMENT, URBAN DEVELOPMENT  
LAND USE AND ZONING**

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I hereby certify that the foregoing Resolution No. 62 S. 2018 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on February 20, 2018.

  
**ATTY. OLIVA D. TELEGATOS**  
Secretary  
Sangguniang Panlungsod

**ATTESTED:**

  
**EMILIO FRANCISCO A. BERBERABE, JR.**  
Residing Officer

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Republic of the Philippines  
BATANGAS CITY

**Office of the Sangguniang Panlungsod**

Tel. No. 723-2175

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**COMMITTEE REPORT**

**TO** : The Honorable Presiding Officer  
And Members Of The Sangguniang Panlungsod

**FROM** : The Committee On Environment, Urban Development, Land  
Use And Zoning

**SUBJECT** : Application for Land-use Reclassification of a Parcel  
of Land covered by Tax Declaration No.0071-01365  
located at Pallocan Silangan, Batangas City

The Committee held a hearing on January 25, 2018. In attendance are: the undersigned Chairman of the Committee, Councilor Gerardo Dela Roca, and members Councilors Atienza, Lazarte, and Villena, and other Sangguniang Panlungsod Councilors Cruz, Aldover, Blanco, Buted, Nestor Dimacuha, and Chavez; representatives of the applicant Villa Victoire Corporation: Anacoreta Portugal, Alma P. Mercado, Maryrose Bagting and Judith Suarez; CPDO Zoning Officers Delia Licarte and Alex Gonda; and Charmaine Landicho of the City ENRO. Barangay Chairman Gil Perez of Pallocan Silangan also appeared.

This application is for the reclassification of land use of a parcel of land located at Pallocan Silangan, Batangas City identified as Lot No. 9134 covered by Tax Declaration No. 0071-01365 with an area of three thousand seventy three square meters (3,073 sq.m.). The property is registered in the name of Villa Victoire Development Corporation represented by Elsa P. Portugal. The current classification of the property is Secondary Urban Core Zone (SUCZ) and is applied to be reclassified to Special Use Zone (SUZ). The property is to be the site of a proposed cement batching plant project to be operated by the applicant Corporation.

The City Planning and Development Office, thru its Zoning Division, submitted an Evaluation Report to the Sangguniang Panlungsod containing the recommendations of the said Office and which are made integral part of this Committee Report (Annex "A"). The Committee emphasized that the recommendations stated in the Evaluation Report of the CPDO should be complied with strictly by the applicant; violation of any of the conditions stated in the report shall be sufficient ground for the revocation/peel of whatever permit granted to the applicant. The Committee likewise required the applicant corporation to install Dust Collector in order to lessen if not eliminate dust emission. This is considering that the project to be constructed and operated is a batching plant and the location is a residential area/sub-urban core. The applicant manifested that it will install the proper dust collector equipment in the plant.


It is at this point that the Committee deliberated on the propriety of granting the land reclassification being applied for. This is mainly due to the fact that the property to be reclassified is located in the residential area (General Development Zone) and a piece of property located therein is to be reclassified into Heavy Industrial Zone. It would be an odd feature in the area. Considering this important factor, the Committee, and the other councilors present, deemed it more appropriate to recommend the grant to the applicant corporation a Special Use Permit instead of the reclassification of its property from General Development Zone to Heavy Industrial Zone.

**RECOMMENDATIONS:**

**Considering the foregoing, the Committee recommends:**

1. To adopt the Committee Report
2. To grant a Special Use Permit to the Applicant for its property covered by Tax Declaration No.0071-01365 located at Pallocan Silangan, Batangas City
3. To approve the attached Resolution

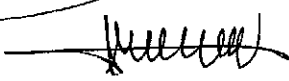
**Respectfully submitted, February 20, 2018.**

  
COUN. GERARDO A. DELA ROCA  
Chairman

Committee on Environment and Urban Development  
Land Use and Zoning

  
COUN. SERGIO REX M. ATIENZA  
Member

  
COUN. ALYSSA RENEE A. CRUZ  
Member

  
COUN. JULIAN B. VILLENA  
Member

  
COUN. ARMANDO C. LAZARTE  
Member