

**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. 60 S. 2018

**GRANTING A SPECIAL USE PERMIT TO THE UNICON READYMIX, INC.
FOR ITS PROPERTY IDENTIFIED AS LOT NO. 8261 WITH A TOTAL
AREA OF 14,670 SQUARE METERS SITUATED IN BARANGAY
TULO, BATANGAS CITY**

WHEREAS, UNICON Readymix, Inc., represented by Jasmine Leigh C. Berberabe et. al., is the owner/developer of a parcel of land identified as Lot No. 8261 with a total area of 14,670 square meters situated in Barangay Tulo, Batangas City;

WHEREAS, the 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;

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 that property of UNICON Readymix, Inc. identified as Lot No. 8261, pt. covered by Tax Declaration No. 0104-03586 situated in Barangay Tulo, Batangas City.


UNANIMOUSLY APPROVED.

SPONSOR	:	COUN. GERARDO A. DELA ROCA COMMITTEE ON ENVIRONMENT, URBAN DEVELOPMENT LAND USE AND ZONING
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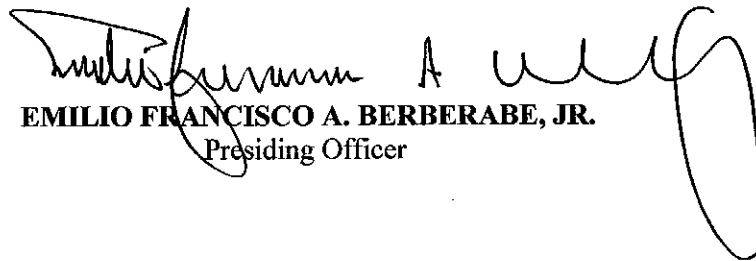
Continuation of Resolution No. 60 S. 2018

**GRANTING A SPECIAL USE PERMIT TO THE UNICON READYMIX, INC.
FOR ITS PROPERTY IDENTIFIED AS LOT NO. 8261 WITH A TOTAL
AREA OF 14,670 SQUARE METERS SITUATED IN BARANGAY
TULO, BATANGAS CITY**

I hereby certify that the foregoing Resolution No. 60 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.
Presiding Officer

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Republic of the Philippines
BATANGAS CITY

Office of the Sangguniang Panlungsod

Tel. No. 723-2175

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 identified as Lot No. 8261 located at Tulo,
Batangas City

The Committee held a hearing on January 26, 2018. In attendance are: the undersigned Chairman of the Committee, Councilor Gerardo Dela Roca, and members Councilors Atienza, Lazarte, and Villena, Vice Mayor Emilio Francisco Berberabe and other Sangguniang Panlungsod Councilors Aldover, Buted, and Nestor Dimacuha; Alex Gonda of the CPDO; representatives of the applicant: Renato Mateo and Atty. Erwin Aguilera; and concerned individuals from Tulo, Batangas City.

This application is for the reclassification of land use of a parcel of land located at Tulo, Batangas City identified as Lot No. 8261 pt covered by Tax Declaration No. 0104-03586 with an area of fourteen thousand six hundred seventy square meters (14,670 sq.m.). The property is registered in the name of Jasmine Leigh C. Berberabe, et al. The current classification of the property is General Development Zone (GDZ) 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 UNICON Readymix, Inc.

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 UNICON. 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.

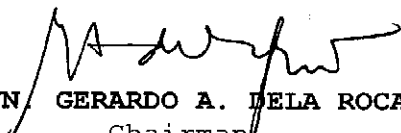
It is at this point that the Committee deliberated on the propriety of granting the land reclassification being applied for. This is mainly due to the fact that the property to be reclassified is located in the residential area (General Development Zone) and a piece of property located therein is to be reclassified into Heavy Industrial Zone 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 corporation for its property identified as Lot No. 8261 located at Tulo, Batangas City.
3. To approve the attached Resolution.

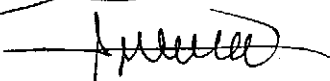
Respectfully submitted, February 20, 2018.


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