



REPUBLIC OF THE PHILIPPINES
TUGUEGARAO CITY GOVERNMENT
OFFICE OF THE SECRETARY TO THE SANGGUNIANG PANLUNGSOD



June 19, 2025

DR. ROSALINDA P. CALLANG

Secretary to the Sanggunian
Sangguniang Panlalawigan, Province of Cagayan
Capitol Hills, Tuguegarao City

RECEIVED
SANGGUNIANG PANLUNGSOD

DATE 06-19-2025

Bong
TUGUEGARAO, CAGAYAN

Madam:

May I respectfully seek permission from your office for the posting in your bulletin board of the attached legislative measure, to wit:

1.) CITY ORDINANCE NO. 23-09-2026 - ORDINANCE AMENDING ORDINANCE NO. 25-08-2021, OTHERWISE KNOWN AS THE ZONING ORDINANCE OF TUGUEGARAO CITY CY 2019-2028, INCORPORATING THE REZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE OF LOT NOS. 1-A, 1-B, 1-C, 1-D, AND 1-E OF TCT NOS. 032-2024005013, 032-2024005014, 032-2024005015, 032-2024005016 AND 032-2024005017 COVERING AN AREA OF 2,022 SQUARE METERS SITUATED AT LIBAG SUR, TUGUEGARAO CITY

Thank you.

Yours truly,

Joel Joseph L. Egipto
JOEL JOSEPH L. EGIPTO
Secretary to the Sanggunian





Republic of the Philippines
PROVINCE OF CAGAYAN
Tuguegarao City
NINTH CITY COUNCIL



Received by
Jonel
6/19/25

EXCERPTS FROM THE MINUTES OF THE 140th REGULAR SESSION OF THE NINTH CITY
COUNCIL OF TUGUEGARAO CITY, CAGAYAN HELD ON JUNE 10, 2025
(TUESDAY), 2:00 P.M., AT THE SANGGUNANG PANLUNGSOD SESSION HALL

PRESENT:

Hon. Bienvenido C. De Guzman II	City Vice Mayor, Presiding Officer
Hon. Mark Angelo B. Dayag	Sangguniang Panlungsod Member (via Teleconferencing)
Hon. Ronaldo S. Ortiz	Sangguniang Panlungsod Member
Hon. Mary Marjorie P. Martin-Chan	-do-
Hon. Imogen Claire M. Callangan	-do-
Hon. Jude T. Bayona	-do-
Hon. Karina S. Gauani-Viernes	-do-
Hon. Grace B. Arago	-do-
Hon. Tirso V. Mangada	-do-
Hon. Marc Aldous C. Baccay	-do-
Hon. Restituto C. Ramirez	Ex Officio Member

ABSENT:

Hon. Maria Rosario B. Soriano	Sangguniang Panlungsod Member (on Vacation Leave)
Hon. Gilbert S. Labang	Sangguniang Panlungsod Member
Hon. Arnel T. Arugay	Sangguniang Panlungsod Member (on Privilege Leave)
Hon. Cerene Pearl T. Quilang	Ex Officio Member

CITY ORDINANCE NO. 23-09-2025

**ORDINANCE AMENDING ORDINANCE NO. 25-08-2021, OTHERWISE KNOWN
AS THE ZONING ORDINANCE OF TUGUEGARAO CITY CY 2019-2028,
INCORPORATING THE REZONING FROM RESIDENTIAL ZONE TO
COMMERCIAL ZONE OF LOT NOS. 1-A, 1-B, 1-C, 1-D AND 1-E OF
TCT NOS. 032-2024005013, 032-2024005014, 032-2024005015, 032-2024005016
AND 032-2024005017 COVERING AN AREA OF 2,022 SQUARE METERS
SITUATED AT LIBAG SUR, TUGUEGARAO CITY**

WHEREAS, cities or municipalities are vested with the authority to reclassify residential lands and provide manner for their utilization pursuant to Section 20 of RA 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Ms. Jennifer D. Carag, Branch Manager of Jamaica Realty and Marketing Corporation, has applied for the rezoning of parcel of land from residential zone to commercial zone situated at Libag Sur, Tuguegarao City;

WHEREAS, a Secretary's Certificate was issued to Ms. Jennifer D. Carag by Mr. Mark Christopher DG. Biana, the Corporate Secretary of Jamaica Realty and Marketing Corporation, authorizing the former to represent the said company;

WHEREAS, a Zoning Certification was issued by Engr. Manolo M. Barreao, Zoning Officer II, stating that the subject lot is classified as residential zone under the Approved Comprehensive Land Use Plan (CLUP) CY 2019-2028 under City Ordinance No. 25-08-2021 dated April 20, 2021 and ratified by Sangguniang Panlalawigan Resolution No. 2021-10-368 dated June 16, 2021;

WHEREAS, as per Inspection Report of the Technical Working Group (TWG) dated October 9, 2024, the subject lots are flat in topography, during the inspection, facilities are seen such as temporary staff house on Lot No. 1-E, office and parking area on Lot Nos. 1-C and 1-D and a temporary barangay

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nursery and children’s park on Lot Nos. 1-A and 1-B. There is an existing National Road on the northwestern part of the subject lots making it accessible to all forms of land transportation;

WHEREAS, the Sangguniang barangay of Libag Sur issued a Resolution Interposing No Objection on the rezoning of the lot owned by Jamaica Realty and Marketing Corporation pursuant to Sangguniang Barangay Resolution No. 04 dated October 2, 2024;

WHEREAS, the rezoning of the subject lots from residential zone to commercial zone will benefit not only the people of Libag Sur but also the whole of Tuguegarao City in terms of income and employment;

WHEREAS, a public hearing was conducted on November 22, 2024 as required by law;

WHEREAS, the Local Zoning Review Committee (LZRC) has endorsed to the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval its favorable review on the application for rezoning of the subject lots from residential zone to commercial zone, hence, the committee further recommends the enactment of an Ordinance Amending Ordinance No. 25-08-2021, otherwise known as the Zoning Ordinance of Tuguegarao City CY 2019-2028 incorporating the rezoning of the subject lots from residential zone to commercial zone covering a total area of 2,022 square meters situated at Libag Sur, Tuguegarao City;

WHEREAS, the applicant complied with the documentary requirements provided by existing rules and regulations;

WHEREAS, after considering the documents submitted, the Inspection Report of the Technical Working Group and LZRC Resolution No. 05-2024 of the Local Zoning Review Committee (LZRC), the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval finds the request for rezoning of the subject lots to be in order and has greater economic value for commercial purposes;

WHEREAS, any misrepresentation and submission of falsified documents are grounds for the automatic revocation of the approved ordinance.

NOW, THEREFORE, be it **ORDAINED**, by the Ninth City Council in session assembled, to enact:

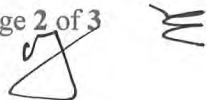
SECTION 1. DEFINITION OF TERMS:

- A. RESIDENTIAL ZONE** – refers to an area within the city intended principally for dwelling/housing purposes.
- B. LAND USE** – refers to the manner of utilization including its allocation, development and management.
- C. REZONING** – refers to the process of altering land use of one zone to another zone.
- D. COMMERCIAL ZONE** – refers to an area within the city principally intended for neighborhood or community trade, service and business activities.
- E. ZONING ORDINANCE** – refers to a local measure which embodies regulations affecting land use.

SECTION 2. COVERAGE. This Ordinance shall cover the parcels of residential land covered by Lot No. 1-A, 1-B, 1-C, 1-D and 1-E of TCT Nos. 032-2024005013, 032-2024005014, 032-2024005015, 032-2024005016 and 032-2024005017 covering an area of 2,022 square meters situated at Libag Sur, Tuguegarao City.

SECTION 3. REZONING. The aforementioned parcel of land described in Section 2 hereof is hereby rezoned from residential zone to commercial zone.

SECTION 4. The approved rezoning of subject lot from Residential Zone to Commercial Zone shall be subjected to the process of conversion or exemption with the Department of Agrarian Reform (DAR).




SECTION 5. REPEALING CLAUSE. City Ordinances or City Resolutions which are inconsistent with the provisions of this City Ordinance are hereby modified or repealed accordingly.

SECTION 6. SEPARABILITY CLAUSE. Should any section or provision of this City Ordinance be declared as unconstitutional or invalid, other provisions which are not affected thereby shall continue to be in full force and effect.

SECTION 7. EFFECTIVITY. This City Ordinance shall take effect immediately upon approval.

X-X-X


I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:


JOEL JOSEPH M. EGIPTO, Ph.D.
Secretary to the Sanggunian

ATTESTED:


HON. BIENVENIDO C. DE GUZMAN II
City Vice Mayor/Presiding Officer
Date: JUN 11 2025

APPROVED:


HON. MAILA ROSARIO S. TING-QUE
City Mayor
Date: 6/12/2025

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Republic of the Philippines
PROVINCE OF CAGAYAN
City of Tuguegarao
EIGHTH CITY COUNCIL



EXCERPTS FROM THE MINUTES OF THE 84th REGULAR SESSION OF THE EIGHTH
CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN
HELD ON APRIL 20, 2021, 9:00 A.M., TUESDAY,
AT THE SANGGUNIAN PANLUNGSOD SESSION HALL

PRESENT:

Hon. Bienvenido C. De Guzman II	City Vice Mayor/Presiding Officer (via Teleconferencing)
Hon. Maila Rosario T. Que	Sangguniang Panlungsod Member (via Teleconferencing)
Hon. Imogen Claire M. Callangan	-do-
Hon. Danilo L. Baccay	-do-
Hon. Ronaldo S. Ortiz	-do-
Hon. Arnel T. Arugay	Sangguniang Panlungsod Member
Hon. Mary Marjorie P. Martin-Chan	Sangguniang Panlungsod Member (via Teleconferencing)
Hon. Winnoco R. Abraham	-do-
Hon. Grace B. Arago	Sangguniang Panlungsod Member
Hon. Raymund P. Guzman	Sangguniang Panlungsod Member (via Teleconferencing)
Hon. Karina S. Gauani	-do-
Hon. Victor V. Perez	-do-
Hon. Gil G. Pagulayan	Ex Officio Member (via Teleconferencing)
Hon. Karen L. Taguinod	Ex Officio Member

ABSENT:

Hon. Gilbert S. Labang	Sangguniang Panlungsod Member (on Sick Leave)
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CITY ORDINANCE NO. 25-08-2021

THE REVISED ZONING ORDINANCE OF TUGUEGARAO CITY, CAGAYAN.

Be it ordained/ enacted by the Sangguniang Panlungsod of Tuguegarao.

WHEREAS, the implementation of Comprehensive Land Use Plans would require the enactment of regulatory measures to translate the planning goals and objectives into reality; and an integrated Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the comprehensive land use plan;

WHEREAS, the Local Government Code authorizes local government units to enact zoning ordinances subject to and in accordance with existing laws;

WHEREAS, this integrated Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the approved Comprehensive Land Use Plan;

NOW THEREFORE, the Sangguniang Panlungsod of Tuguegarao in a session assembled hereby adopts the following integrated Zoning Ordinance.

Article I
Title of the Ordinance

Section 1. Title

This Zoning Ordinance shall be known as The Revised Zoning Ordinance of Tuguegarao City, Cagayan and shall hereinafter be referred to as the Ordinance or ZO.

[Handwritten signatures of council members]

- d. An irregular Shaped area bounded by Protection Agriculture Zone on the Northeast, Cagayan Valley Road/Commercial-1 Zone/General Institutional Zone on the West, and Barangay Boundary on the South having an approximate area of 3.39 hectares.

11. Namabbalan Sur

- a. An irregular shaped area bounded on the North by Barangay Boundary, on the East by Cagayan Valley Road, and on the Southwest by Production Agriculture Zone having an approximate area of 5.03 hectares.
- b. An irregular shaped area bounded on the North by Barangay Boundary, on the East by Protection Agriculture Zone/Production Agriculture Zone, and on the South by Production Agriculture Zone having an approximate area of 10.09 hectares.
- c. A rectangular shaped area bounded by Production Agriculture Zone on the Northeast, Cagayan Valley Road on the West, and Protection Agriculture Zone on the South having an approximate area of 4.50 hectares.
- d. An irregular shaped area bounded by Production Agriculture Zone on the North, Cagayan Valley Road on the East, Cagayan River on the West, and Parks and Recreation on the South having an approximate area of 0.93 hectares.

D. Commercial Zone (C-Z)

Commercial-1 Zone (C1-Z)

1. Capatan

- a. A 50.00 meters width with a length of 248.00 meters North of Tuguegarao Libag Road starting from 515.00 meters going West of Molave Street and Tuguegarao Libag Road intersection.
- b. A rectangular shaped area with a width of 57.00 meters and length of 93.00 meters starting at 527.00 meters West of Molave Street and Tuguegarao Libag Road intersection.
- c. A square shaped area with an approximate area of 0.45 hectares starting at 362.00 meters West of Molave Street and Tuguegarao Libag Road intersection.
- d. A 50.00 meter strip at both sides of Cagayan Valley Road with a length of 645.00 meters starting at 1,485.00 meters West of Cagayan Valley Road and Cabbo Road intersection.
- e. An irregular shaped area bounded by Residential-1 Zone on the Northwest, Molave Street on the East, and Tuguegarao Libag Road on the South having an approximate area of 0.36 hectares

2. Larion Alto

- a. A 50.00 meters width with a length of 446.00 meters South of Cagayan Valley Road starting from 590.00 meters West of Cagayan Valley Road and Cabbo Road intersection.
- b. An irregular shaped area bounded on the North by Residential-1 Zone/Production Agricultural Zone, on the East by Municipality of Penablanca, on the West by Residential-1 Zone/Utilities Zone, and on the South by Cagayan Valley Road/Production Agricultural Zone having an approximate area of 3.87 hectares.

3. Libag Norte

- a. An irregular shaped area bounded by Residential-1 Zone/Production Agricultural Zone on the North, General Institutional Zone on the East, Molave Street on the West, and Tuguegarao Libag Road on the South with an approximate area of 1.31 hectares.
- b. An irregular shaped area bounded by Tuguegarao Libag Road on the North, Cagayan Valley Road on the East, Production Agricultural Zone/Residential-1 Zone on the West, and on the South by Residential-1 Zone having an approximate area of 2.21 hectares.
- c. A triangular shaped area bounded by Residential-1 Zone on the North, Cagayan Valley Road on the East, West and South having an approximate area of 0.57 hectares.



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4. Libag Sur

A rectangular shaped area with a width of 50.00 meters and a length of 103 meters West of Cagayan Valley Road starting at 434.00 meters South of Lingaling Road and Cagayan Valley Road intersection.

5. Gosi Sur

- a. A rectangular shaped area bounded on the North, West and South by Residential-1 Zone, and on the East by Cagayan Valley Road having an approximate area of 0.34 hectares.
- b. An irregular shaped area bounded by Residential-1 Zone on the North, East, and South, and Cagayan Valley Road on the West having an approximate area of 0.09 hectares.

6. Tagga

A rectangular shaped area bounded by Residential-1 Zone on the North, East, and South, and Cagayan Valley Road on the West having an approximate area of 0.61 hectares.

7. Namabbalan Norte

- a. An L-shaped area bounded by Agricultural Zone on the North, East and South, Cagayan Valley Road on the West having an approximate area of 0.19 hectares.
- b. A rectangular shaped area bounded by Residential-1 Zone on the North, General Institutional Zone on the South, and Cagayan Valley Road on the West.

E. General Institutional Zone (GI-Z)

Gosi Sur

An irregular shaped lot, the Gosi National High School, bounded on the Northwest by Protection Agricultural Zone, on the East by Production Agricultural Zone, and on the South by Canaya Street having an approximate area of 2.70 hectares.

F. Industrial Zone (LI-Z)

1. Larion Alto

- a. An irregular shaped lot bounded on the North by Utilities Zone/Production Agricultural Zone, on the East by Municipality of Peñablanca, on the West by Forest Reserved Zone, and on the South by Residential-1 Zone having an approximate area of 9.24 hectares.
- b. An irregular shaped lot bounded on the North by Commercial-2 Zone/Production Agricultural Zone, on the Southeast by Production Agricultural Zone, and on the West by Cagayan Valley Road having an approximate area of 1.32 hectares.

G. Utilities, Communication and Transportation Services Zone (UTS-Z)

1. Libag Norte

- c. A rectangular shaped area bounded by Tuguegarao-Libag Road on the North, Commercial-2 Zone on the East and West, and Agricultural Zone on the South having an approximate area of 0.75 hectares.
- d. A rectangular shaped area, the Slaughterhouse, bounded on the Northwest by Residential-1 Zone, and Production Agricultural Zone on the Southeast having an approximate area of 0.83 hectares.

2. Larion Alto

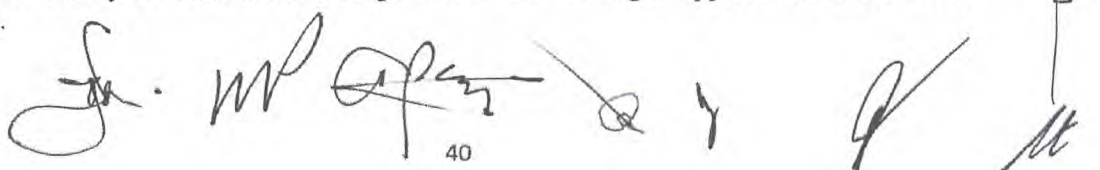
A rectangular shaped lot, the National Grid Corporation, bounded on the North by the Cagayan Valley Road, on the West by Camella Tuguegarao Subdivision, on the East by a Commercial-2 Zone/Production Agricultural Zone and on the South by an Industrial Zone with an approximate area of 6.50 hectares.

3. Proposed International Airport

A proposed 3.1 kilometers length International Airport at the eastern barangays (Libag Norte, Libag Sur, Gosi Norte, Gosi Sur, and Tagga) with an approximate area of 64.81 hectares which includes the Runway, Parks and Open Spaces and Institutional areas.

4. Libag Norte - Solar Farm

A rectangular shaped area, a solar farm, bounded on the North by Residential-1 Zone, on the East by Agricultural Zone, on the South by Agricultural Zone/Proposed International Airport, and on the West by Residential-1 Zone/Agricultural Zone having an approximate area of 10.00 hectares.



Section 58. Repealing Clause

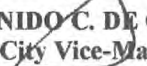
All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed, provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.


Section 59. Effectivity Clause

This Zoning Ordinance takes effect upon approval by the Sangguniang Panlalawigan of Cagayan (SP)/Department of Human Settlement and Urban Development (DHSUD) and after compliance with the publication requirements of the Local Government Code.

Approved this 20th day of April, 2021 in Tuguegarao City.

APPROVED BY:



BIENVENIDO C. DE GUZMAN II
City Vice-Mayor


HON. MAILA ROSARIO T. QUE
City Councilor


HON. IMOGEN CLAIRE M. CALLANGAN
City Councilor

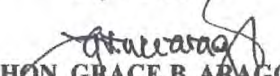

HON. DANILO L. BACCAY
City Councilor


HON. RONALDO S. ORTIZ
City Councilor



HON. ARNEL T. ARUGAY
City Councilor

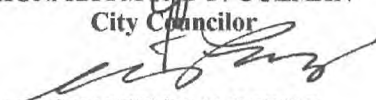

HON. MARY MARJORIE P. MARTIN-CHAN
City Councilor

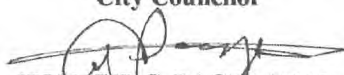

HON. WINNOCO R. ABRAHAM
City Councilor


HON. GRACE B. ARAGO
City Councilor


HON. RAYMUNDO P. GUZMAN
City Councilor

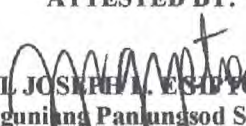

HON. KARINA S. GAUANI
City Councilor


HON. VICTOR V. PEREZ
City Councilor


HON. GIL G. PAGULAYAN
City Councilor


HON. KAREN L. TAGUINOD
City Councilor

ATTESTED BY:


JOEL JOSEPH L. ESDIPIO, Ph.D.
Sangguniang Panlungsod Secretary

APPROVED BY:


ATTY. JEFFERSON P. SORIANO
City Mayor

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Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

NINTH CITY COUNCIL

COMMITTEE REPORT

November 28, 2024

Submitted by:

**COMMITTEE ON LAND USE, ZONING, RECLASSIFICATION, PLANNING AND
SUBDIVISION APPROVAL**

PRESENT:

HON. JUDE T. BAYONA	- Chairman
HON. GILBERT S. LABANG	- Vice Chairman
HON. ARNEL T. ARUGAY	- Member
HON. MARK ANGELO B. DAYAG	- Member
HON. KARINA S. GAUANI-VIERNES	- Member (via zoom)

GUESTS:

HON. IMOGEN CLAIRE M. CALLANGAN	- City Councilor (via zoom)
HON. RONALDO S. ORTIZ	- City Councilor

RESOURCE PERSONS:

MR. GILBERT Z. QUINAN	- PDO/CPDO
ENGR. MELSON A. LAGUNDI	- Zoning Officer I/CPDCO
ATTY. MONIQUE DE LEON	- Attorney II/City Legal Office
ENGR. PATRICK TAGUBA	- City Engineering Office
ENGR. CATHERINE G. TAGUIAM	- CENRO Representative
ENGR. ANTHONY S. REQUIMIN	- City Agriculture Assistant Head
ENGR. NORMA LOZADA	- City Assessor's Office Representative
MS. JENNIFER D. CARAG	- Branch Manager/JMRC
MR. ERWIN D. FIGUERAS	- Project Engineer/JMRC

COMMITTEE REPORT NO. 281-2024

SUBJECT:

Indorsement of the City Mayor, Hon. Maila Rosario S. Ting-Que, on the application of Jamaica Realty and Marketing Corporation for rezoning of lot from residential zone to commercial zone containing an area of 2,022 square meters at Libag Sur, Tuguegarao City, Cagayan.

FOR THE PRESIDING OFFICER:

The members of the committee met and reviewed the referred application for the rezoning of land from Residential Zone to Commercial Zone.

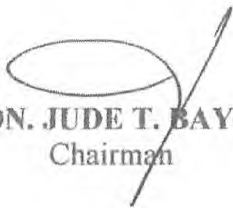
FINDINGS:

1. Hon. Maila Rosario S. Ting-Que indorsed to the Ninth City the application of Jamaica Realty and Marketing Corporation for rezoning of lot from residential zone to commercial zone containing an area of 2,022 square meters at Libag Sur, Tuguegarao City, Cagayan.
2. Ms. Jennifer D. Carag, Branch Manager of Jamaica Realty and Marketing Corporation has applied for the rezoning of parcel of land from residential zone to commercial zone located at Libag Sur, Tuguegarao City.
3. Engr. Manolo M. Barreo, Zoning Officer II, issued a Certification that the subject lot are classified as residential zone under the Approved Comprehensive Land Use Plan (CLUP) CY 2019-2028 under City Ordinance No. 25-08-2021 dated April 20, 2021 and ratified by Sangguniang Panlalawigan Resolution No. 2021-10-368 dated June 16, 2021.
4. The Local Zoning Review Committee (LZRC) is created pursuant to Section 49 of the Approved Zoning Ordinance to recommend changes in the Comprehensive Land Use Plan and Zoning Ordinance in the light of permits granted such as variance and exemptions and increasing applications for rezoning and reclassification;
5. The Sangguniang Barangay of Libag Sur issued a Resolution of No Objection to Jamaica Realty and Marketing Corporation for the rezoning of the subject lots.
6. A public hearing was conducted last November 22, 2024 as required by law.
7. The applicant complied with the documentary requirements provided by the existing rules and regulations;
8. The Local Zoning Review Committee (LZRC) has endorsed to the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval its favorable review on the application of Jamaica Realty and Marketing Corporation for the rezoning of the lot from residential zone to commercial zone;
9. After considering the documents submitted and the Inspection Report of the Technical Working Group, the Local Zoning Review Committee (LZRC) finds the request for the rezoning of the subject lots to be in order and have greater economic value for commercial purposes.

RECOMMENDATION:

Finding the application of Jamaica Realty and Marketing Corporation for the Rezoning of the lot from Residential Zone to Commercial Zone to be in order, the committee favorably recommends the enactment of an ordinance amending Ordinance No. 25-08-2021 otherwise known as the Zoning Ordinance of Tuguegarao City CY 2019-2028 incorporating the rezoning of the subject lot from Residential Zone to Commercial Zone covering a total area of 2,022 square meters situated at Libag Sur, Tuguegarao City.

Respectfully submitted:



HON. JUDE T. BAYONA
Chairman

HON GILBERT S. LABANG
Vice Chairman

HON. ARNEL T. ARUGAY
Member



HON. MARK ANGELO B. DAYAG
Member



HON. KARINA G. VIERNES
Member



Republic of the Philippines
Province of Cagayan
Tuguegarao City

LOCAL ZONING REVIEW COMMITTEE

EXCERPTS FROM THE MINUTES OF THE MEETING OF THE
LOCAL ZONING REVIEW COMMITTEE HELD ON November 5, 2024, 2:00 PM
AT THE SANGGUNIAN PANLUNGSOD SESSION HALL, TUGUEGARAO CITY

PRESENT:

Hon. Jude T. Bayona	Chairman
Hon. Restituto Ramirez	Member
Dr. Roderick Ramirez	Member
Alfie Fernandez	CDRRMO Representative
EnP Gilbert Z. Quinan, MPA	Member
Engr. Patrick S. Taguba	City Engineering Office Representative
Mark Anthony R. Fermin	CENRO Representative
Engr. Manolo M. Barreo	Member
Engr. Melson A. Lagundi	CPDO Representative
Engr. Anthony S. Requimin	City Agriculture's Office Representative
Engr. Rommel B. Iquin	City Assessors Representative
Atty. Leah Vargas	City Legal Office Representative
Atty. Monique M. De Leon	City Legal Office Representative
Eduardo C. Cafugauan	Member, Private Sector

LZRC RESOLUTION NO. 05-2024

RESOLUTION RECOMMENDING AMENDMENTS OF ORDINANCE NO. 25-08-2021 OTHERWISE KNOWN AS THE ZONING ORDINANCE OF TUGUEGARAO CITY CY 2019-2028 INCORPORATING THE REZONING/RECLASSIFICATION FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE OF FOLLOWING LOTS LOCATED AT LIBAG SUR, TUGUEGARAO CITY:

OWNER	LOT. NO.	TITLE NO.	LOCATION	AREA(HAS.)
Jamaica Realty	Lot No. 1-A	032-2024005013	Libag Sur	410.00
And Marketing	Lot No. 1-B	032-2024005014	Libag Sur	379.00
Corporation	Lot No. 1-C	032-2024005015	Libag Sur	345.00
	Lot No. 1-D	032-2024005016	Libag Sur	560.00
	Lot No. 1-E	032-2024005017	Libag Sur	328.00
		TOTAL		2,022.00

WHEREAS, cities or municipalities are vested with the authority to reclassify agricultural lands and provide manner for their utilization pursuant to Section 20 of R.A. 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Ms. Jennifer Carag, Branch Manager of Jamaica Realty and Marketing Corporation has applied for the rezoning/reclassification of parcels of land from residential zone to commercial zone located at Libag Sur, Tuguegarao City;

WHEREAS, Engr. Manolo M. Barreo, Zoning Officer II, issued a Certification that the subject lot are classified as residential zone under the Approved Comprehensive Land Use Plan (CLUP) CY 2019-2028 under City Ordinance No. 25-08-2021 dated April 20, 2021 and ratified by Sangguniang Panlalawigan Resolution No. 2021-10-368 dated June 16, 2021.

WHEREAS, The Local Zoning Review Committee (LZRC) is created pursuant to Section 49 of the Approved Zoning Ordinance to recommend changes in the Comprehensive Land Use Plan and Zoning Ordinance in the light of permits granted such as variance and exemptions and increasing applications for rezoning and reclassification.

WHEREAS, the applicant complied with the documentary requirements provided by the existing rules and regulations.

WHEREAS, after considering the documents submitted and the Inspection Report of the Technical Working Group, the Local Zoning Review Committee finds the request for the rezoning/reclassification of the subject lots to be in order and have greater economic value for commercial purposes. The committee further recommends the enactment of an ordinance amending Ordinance No. 25-08-2021 otherwise known as the Zoning Ordinance of Tuguegarao City CY 2019-2028 incorporating the rezoning/reclassification of the subject lots from Residential Zone to Commercial Zone covering a total area of 2,022.00 square meters located at Libag Sur, Tuguegarao City.

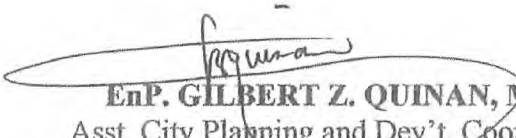
WHEREAS, any misrepresentation and submission of falsified documents are ground for the automatic revocation of the approved ordinance.

NOW, THEREFORE, RESOLVED, as it is hereby **RESOLVED,** to recommend the amendments of Ordinance No. 25-08-2021 otherwise known as the Zoning Ordinance of Tuguegarao City CY 2019-2028 incorporating **THE REZONING/RECLASSIFICATION FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE OF THE FOLLOWING LOTS LOCATED AT LIBAG SUR, TUGUEGARAO CITY:**


OWNER	LOT. NO.	TITLE NO.	LOCATION	AREA(HAS.)
Jamaica Realty	Lot No. 1-A	032-2024005013	Libag Sur	410.00
And Marketing	Lot No. 1-B	032-2024005014	Libag Sur	379.00
Corporation	Lot No. 1-C	032-2024005015	Libag Sur	345.00
	Lot No. 1-D	032-2024005016	Libag Sur	560.00
	Lot No. 1-E	032-2024005017	Libag Sur	328.00
		TOTAL		2,022.00

X-X-X

I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING RESOLUTION:


EnP. GILBERT Z. QUINAN, MPA
Asst. City Planning and Dev't. Coordinator
Secretary to the Local Zoning Review Committee

ATTESTED BY:


HON. JUDE T. BAYONA
City Councilor
Chairman Local Zoning Review Committee

Republic of the Philippines
Province of Cagayan
City of Tuguegarao

OFFICE OF THE SP SECRETARY

**MINUTES OF THE PUBLIC HEARING CONDUCTED BY THE COMMITTEE ON
LAND USE, REZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION
APPROVAL ON NOVEMBER 22, 2024, 8:00A.M., AT THE LIBAG SUR BARANGAY
HALL, TUGUEGARAO CITY**

SUBJECT:

**APPLICATION OF JAMAICA REALTY AND MARKETING CORPORATION
FOR REZONING OF LOT FROM AGRICULTURAL ZONE TO COMMERCIAL
ZONE CONTAINING AN AREA OF 2,022 SQUARE METERS SITUATED AT
LIBAG SUR, TUGUEGARAO CITY, CAGAYAN**

PRESENT:

Hon. Jude Bayona - Chairman
Hon. Arnel Arugay – Member
Hon. Ronaldo Ortiz – Member
Hon. Claire Callangan – Member
Hon. Restituto Ramirez – Member

RESOURCE PERSONS:

Mr. Gilbert Quinan – Assistant CPDC/CPDO
Engr. Nelson Lagundi – ZO1/ CPDO
Atty. Gerome Pagalilauan – Atty III
Antonio Comida Jr. - Regional Manager JRMC Applicant
Jelyn Monongdo – Branch Accountant JRMC Applicant

OTHERS PRESENT:

Barangay Officials of Libag Sur
Residents of Barangay Libag Sur
Local Government Unit Employees

AGENDA:

The Public Hearing on the application of Jamaica Realty and Marketing Corporation for rezoning of land from Residential Zone to Commercial Zone with a total area of 2,022 square meters, situated in Barangay Libag Sur, Tuguegarao City, Cagayan.

PROCEEDINGS:

The Public Hearing was called to order at 8:00 A.M and presided over by Hon. Jude T. Bayona, Chair of the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval. The Chair emphasized that the conduct of a public hearing is a mandatory requirement for rezoning applications, allowing residents the opportunity to raise concerns or inquiries related to the proposed land reclassification.

The purpose of the hearing was clearly explained, including the benefits of rezoning, such as local economic growth and additional tax revenues for the barangay.

The applicant, Jamaica Realty and Marketing Corporation, presented their plan to convert the subject land into a one-stop commercial area that will include a grocery store, water refilling station, laundry service, and a convenience store.

Thereafter, a discussion was followed by some inquiries from the members of the committee;

- Hon. Arnel Arugay inquired about the exact location of the proposed development and whether the applicant had coordinated with the Grand Victoria Subdivision developer regarding the planned project. He reminded the applicant to maintain close coordination with Barangay Officials throughout the process.
- Hon. Ronaldo Ortiz asked about the connection between Jamaica Realty and Grand Victoria, to which it was clarified that Jamaica Realty is the developer of the Grand Victoria Subdivision.
- The Chair recommended that once the project is completed, there should be a formal turnover to the LGU Tuguegarao for the maintenance of the road network, as well as continuous coordination with barangay officials. Submission of the Articles of Incorporation was also required.
- It was clarified by the Chair that, as long as the applicant has completed all documentary requirements and passed the public hearing, there is no need for DA Certification since the application involves rezoning from residential to commercial, not agricultural land.
- No objections were raised by the residents of Libag Sur or the Barangay Officials.
- Regarding any boundary disputes, the committee stated that assistance from DENR and CPDO will be requested.

After the chair continued the hearing by soliciting any reactions and opinions relative to the said rezoning, the following recommendations were brought;

- The Committee, having found no opposition and given the project's potential to bring positive development to the community, issued a favorable recommendation for the rezoning of the subject land from residential to commercial use.
- The Committee will reconvene with the TWG to verify all submitted documents before endorsing the application for approval by the Sangguniang Panlungsod.
- The Chair also expressed appreciation to Barangay Libag Sur for hosting the public hearing and for their support and cooperation.

There being no other matters to be taken-up, the Chair thanked the applicant and participants to the public hearing and adjourned the same at 8: 45 A.M.

Prepared by:

Ryan B. Gatan
Local Legislative Staff Assistant III

RECORD OF ATTENDANCE
PUBLIC HEARING

DATE: _____
TIME: _____
PLACE: _____

AGENDA:

- Application of Jamaica Realty and Marketing Corporation for rezoning of lot from Agricultural Zone to Commercial Zone containing an area of 1,267 square meters situated at Libag Sur, Tuguegarao City, Cagayan.
- Application of Jerry T. Balolul for reclassification of lot from Agricultural Zone to Commercial Zone containing an area of 1,030 square meters situated at Libag Sur, Tuguegarao City, Cagayan.

A. COMMITTEE ON LAND USE, ZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL:

Chair:	
HON. JUDE T. BAYONA	
Vice-Chair:	
HON. GILBERT S. LABANG	
Members:	
HON. ARNEL T. ARUGAY	
HON. BARINA S. GAUANI-VIERNES	
HON. MARK ANGELO B. DAYAG	

B. CITY OFFICIALS AND EMPLOYEES:

NAMES	POSITIONS/OFFICE	SIGNATURES
1. Hon. Restituto C. Ramirez	Councilor	
2. Hon. Ronaldo S. Ortiz	Councilor	
3. GILBERT S. (Quirza)	ASST CPDC / CPDO	
4. JACSON X. XGASOL	201 / CPDO	
5. Hon. Claire Callanan	Councilor	
6. Corrine Pagaliluan	Atty III	

C. SANGGUNIANG PANLUNGSOD SECRETARIAT:

1. CLOREY G. CAMACHO	
2. LIZEL S. DAQUIOAG	
3. JACQUELINE S. MACABABBAD	
4. MARK BEVIN A. HIPOLITO	
5. HERBERT S. CALUBAQUIB	

D. S.P. LEGISLATIVE STAFF:

1.		
2.		

E. GUESTS/ RESOURCE PERSONS:

NAMES	ADDRESS/OFFICE/ POSITION	SIGNATURE
1) Antonio comida Jr.	JRM - Regional Manager	
2) Jelyn Mansagdo	JRM - Branch Accountant	
3) Edna M. Mangulad	BHW	
4) Alfonsa S. Beran	BHW	
5) Rosa M. ASUNCION	Brgy Kagawad	
6) REMO B. WOLIN	PUNONG BAYAN	
7) Estelita C. Bahabal	KAGAWAD	
8) Alicia G. Bld	BHW	
9) Elizabeth M. Paddayuan	BHW	
10) JEROME P. ALAM	Brgy. KAG	
11) Julian P Balabal	Brgy Tanod	
12) Carlos B Tabara Jr.	" "	
13) PROCEBO B. MALLONGA	Brgy. KAG.	
14) ARMAND C. MACATUBAL	Brgy. Secretary	
15) JERRY T. BALABAC	Brgy. Librarian	
16) Anthony S. Requimin	City Agri. Office	
17) KREMIAS G. GUSTAYO JR.	City Treasurers Office	
Michael M. Paccalagan		



Republic of the Philippines
PROVINCE OF CAGAYAN
TUGUEGARAO CITY
NINTH CITY COUNCIL



OFFICE OF CITY COUNCILOR JUDE T. BAYONA

November 15, 2024

JAMAICA REALTY AND MARKETING CORPORATION

Applicant

Libag Sur, Tuguegarao City, Cagayan

Sir/Ma'am:

The Committee on Land Use, Zoning and Reclassification and Subdivision Approval will conduct a public hearing on November 22, 2024, Friday at 8:30 to be held at Libag Sur Barangay Hall to discuss your application for a rezoning of land from residential zone to commercial zone with a total area of 2,022 sq. meters situated at Libag Sur, Tuguegarao City, Cagayan.

In this connection, may I respectfully request your presence in the said public hearing.

Your presence is highly appreciated. Thank you!

Very truly yours,

JUDE T. BAYONA

Chairman, Committee on Land Use, Zoning, Reclassification,
Planning and Subdivision Approval

Received by

JENNIFER D. CARAG

11/15/2024

officeofhonjudetbayona@gmail.com



Rm. 307 3rd Flr., City Hall Bldg.,

402 Benguet Rd. (Tuguegarao City, Cagayan)



Republic of the Philippines
PROVINCE OF CAGAYAN
TUGUEGARAO CITY
NINTH CITY COUNCIL



OFFICE OF CITY COUNCILOR JUDE T. BAYONA

November 15, 2024

HON. ROMEO B. IQUIN

Punong Barangay

Libag Sur, Tuguegarao City, Cagayan

Sir:

The Committee on Land Use, Zoning and Reclassification and Subdivision Approval will conduct a public hearing on November 22, 2024, Friday to discuss the following:

1. Application of Jamaica Realty and Marketing Corporation for rezoning of lot from residential zone to commercial zone containing an area of 2,022 square meters situated at Libag Sur, Tuguegarao City, Cagayan. **(8:00 AM, Libag Sur Barangay Hall)**
2. Application of Jerry T. Balubal for reclassification of lot from agricultural zone to commercial zone containing an area of 1,035 square meters situated at Libag Sur, Tuguegarao City, Cagayan. **(9:30 AM, Libag Sur Barangay Hall)**

In this connection, may I respectfully request your presence, Barangay Officials and your constituents in the said public hearing.

Your presence is highly appreciated. Thank you!

Very truly yours,

JUDE T. BAYONA

Chairman, Committee on Land Use, Zoning, Reclassification,
Planning and Subdivision Approval

[Handwritten signature]
Approved: *[Signature]* 11/15
By: *[Signature]*

officeofhonjudetbayona@gmail.com

Rm. 307 3rd Flr., City Hall Bldg.,

Bayan, Tuguegarao City, Cagayan





Republic of the Philippines
PROVINCE OF CAGAYAN
TUGUEGARAO CITY
NINTH CITY COUNCIL



OFFICE OF CITY COUNCILOR JUDE T. BAYONA

November 15, 2024

HON. MAILA ROSARIO S. TING-QUE

City Mayor

Tuguegarao City, Cagayan

Dear Mayor Que:

OFFICE OF THE CITY MAYOR

NOV 15 2024

Date:

Time:

By:

The Committee on Land Use, Zoning and Reclassification and Subdivision Approval will conduct a public hearing on November 22, 2024, Friday to discuss the following:

1. Application of Jamaica Realty and Marketing Corporation for rezoning of lot from residential zone to commercial zone containing an area of 2,022 square meters situated at Libag Sur, Tuguegarao City, Cagayan. (8:00 AM, Libag Sur Barangay Hall)
2. Application of Jerry T. Balubal for reclassification of lot from agricultural zone to commercial zone containing an area of 1,035 square meters situated at Libag Sur, Tuguegarao City, Cagayan. (9:30 AM, Libag Sur Barangay Hall)
3. Application of Carl Lloyd G. Valdez for reclassification of lot from agricultural zone to commercial zone containing an area of 1,375 square meters situated at Libag Norte, Tuguegarao City, Cagayan. (10:30 AM, Libag Norte Barangay Hall)

In this connection, may I respectfully request for the presence of the members of the Technical Working Group in the said public hearing namely:

- | | | |
|----------------------------------|---|---|
| 1. Engr. Patrick S. Taguba | - | City Engineering Office |
| 2. Engr. Rommel B. Iquin | - | City Assessor's Office |
| 3. Engr. Cathreine G. Taguam | - | City Environment and Natural Resources Office |
| 4. EnP. Gilbert Z. Quinan | - | City Planning and Development Office |
| 5. Engr. Anthony S. Requimin | - | City Agriculture Office |
| 6. Mr. Jeremias G. Sustento, Jr. | - | City Treasurer's Office |
| 7. Atty. Gerome A. Pagalilauan | - | City Legal Office |
| 8. Engr. Manolo M. Barreo | - | City Planning and Development Office |
| 9. Engr. Melson A. Lagundi | - | City Planning and Development Office |

Thank you for your approval on this matter.

Very truly yours,

JUDE T. BAYONA

Chairman, Committee on Land Use, Zoning, Reclassification,
Planning and Subdivision Approval

officeofhonjudetbayona@gmail.com

Rm. 307 3rd Flr., City Hall Bldg.,

2000 W.A. Diwa St., Tuguegarao City, Cagayan

