



Republic of the Philippines
SANGGUNIANG BAYAN
Taytay, Rizal

DO No. 2511 – 050

ORDINANCE NO. 871 series of 2025

**AN ORDINANCE GRANTING THE APPLICATION FOR REZONING OF A
PROPERTY APPLIED BY LARRY T. VILLAREAL, THE OWNER OF ROWELL
LITHOGRAPHY AND METAL CLOSURE, INC. FROM PLANNED UNIT
DEVELOPMENT (PUD) TO INDUSTRIAL, SITUATED AT ILOG TAPAYAN,
BATANG AND BATASIN, BRGY. SAN JUAN, TAYTAY, RIZAL**

Authored & Sponsored by: Coun. Ma. Elaine T. Leonardo
Co-Sponsored by: Vice Mayor Jan Victor B. Cabitac
Coun. Joanne Marie P. Calderon
Coun. Rulf Marius G. Valera
Coun. Patrick John P. Alcantara
Coun. Carizza A. Cortez
Coun. John Tobit E. Cruz
Coun. Michell B. Bermundo
Coun. Kristofer Charls S. Esguerra
LnB President Roseller Z. Valera
SK Fed. Pres. Lucia Marie D. Alcantara

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

WHEREAS, Mr. Larry T. Villareal, owner of Rowel Lithography and Metal Closure Inc., applied for land rezoning of a property situated at Ilog Tapayan, Batang and Batasin, Brgy. San Juan, Taytay, Rizal;

WHEREAS, the property subject for rezoning has a total area of 49,368 square meters, covered by Transfer Certificate of Title and Tax Declaration;

WHEREAS, this grant of land rezoning was based on the pertinent documents submitted by the applicant and were verified by the Municipal Assessor and Municipal Planning and Development Officer;

NOW THEREFORE, BE IT ORDAINED, by the 13th Sangguniang Bayan of Taytay, Rizal, by the power vested in it by law, in session duly assembled, that:

Section 1. Title - An Ordinance Granting the Application for Rezoning of a property applied by Mr. Larry T. Villareal from Planned Unit Development (PUD) to Industrial, situated at Ilog Tapayan, Batang and Batasin, Brgy. San Juan, Taytay, Rizal.

Section 2. Coverage - This Ordinance is applicable only to the following Transfer Certificate of Titles with Tax Declarations and a total land area of 49,368 sq.m.:

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|-----------------------|--------------|------------------------------|
| a. OCT No. 2020000058 | (7,255 sq.m) | Tax Dec. No. 18-TY-004-36214 |
| b. OCT No. 2021000065 | (4,129 sq.m) | Tax Dec. No. 18-TY-004-36217 |
| c. OCT No. 2021000019 | (6,292 sq.m) | Tax Dec. No. 18-TY-004-36215 |

d.	OCT No. 2017000043	(7,363 sq.m)	Tax Dec. No. 18-TY-004-36216
e.	TCT No. 068-2024009740	(2,038 sq.m)	Tax Dec. No. 18-TY-004-34502
f.	TCT No. 068-2016006674	(8,165 sq.m)	Tax Dec. No. 18-TY-004-17938
g.	TCT No. 068-2017004516	(7,275 sq.m)	Tax Dec. No. 18-TY-004-17885
h.	TCT No. 068-2018005329	(6,851 sq.m)	Tax Dec. No. 18-TY-004-24981

Section 3. Purpose - This Ordinance is enacted for the purpose of the following:

- a. To guide, control and regulate the future improvement of the property of Mr. Larry T. Villareal.
- b. To promote and protect the health, safety, peace, comfort, convenience and general welfare of the residents in the nearby area of the location.
- c. To regulate the use of machineries and infrastructure that may cause noise and air pollution in the area.
- d. Provide an effective requirement to secure necessary license and permit to operate.


Section 4. Repealing Clause - That the Sangguniang Bayan of Taytay granted this rezoning based on the pertinent documents submitted by the applicant. Any act of non-compliance to existing laws and agreements with the Local Government shall compel the Sanggunian to file appropriate action to concerned offices.

Section 5. Separability Clause - Conditions, provisions, and guidelines for the improvement and development of the said properties shall be pursuant to existing local rules and regulations, and to the Building Code of the Republic of the Philippines.

Section 6. Effectivity - This Ordinance shall take effect immediately upon its approval.

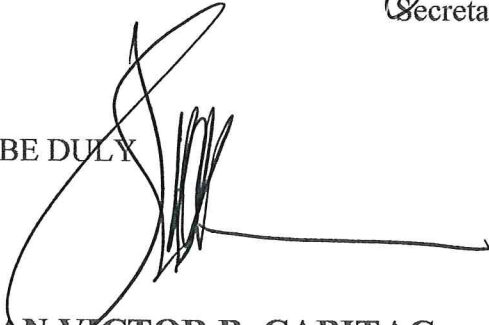
ENACTED, this 17th day of November 2025, 4:35 PM at the Sangguniang Bayan Session Hall, Municipality of Taytay, Province of Rizal.

I HEREBY CERTIFY, to the correctness of the foregoing Ordinance which was duly enacted by the Sangguniang Bayan of Taytay on second reading on November 11, 2025 and was passed on third and final reading on November 17, 2025, during the 20th Regular Session held on the 17th day of November 2025.



JULIETA M. JUANILLO
Secretary to the Sanggunian

ATTESTED AND CERTIFIED TO BE DULY
ADOPTED BY HIS HONOR



HON. JAN VICTOR B. CABITAC
Municipal Vice Mayor / Presiding Officer

APPROVED BY HIS HONOR
DATE DEC 09 2025



HON. ALLAN MARTINE S. DE LEON
Municipal Mayor