CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-251 – Voluntary Annexation

MEETING DATE:
January 5, 2026

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 041-25: 4549 S Hwy 43 – Voluntary Annexation – A request to Voluntarily Annex into the Corporate Limits of the City of Joplin – Robert Williams, Jr. Revocable Living Trust Agreement

BACKGROUND:

This property is the location of the East half of the Rapid Roberts gas station. The West half was annexed into the City limits of Joplin in 2006. The request will incorporate the rest of the site into the City limits of Joplin, so that they can redevelop the location. The redevelopment will be for a new gas station.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Derek Lee spoke in favor of the case. He stated that the property was a non-conforming use. The owners want to demolish the existing gas station and replace it with a new one. In order to do this, the property needs to be annexed and rezoned. Ms. Harrington asked if there were underground tanks, and if they would be utilized, inspected or replaced. Mr. Lee responded that there were, and that during construction they would determine whether or not the tanks would need to be replaced.

PUBLIC COMMENT;

No one spoke in opposition of the request.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-251
Planning & Zoning Commission recommends approving Case 041-25 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map