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

CASE 041-25: VOLUNTARY ANNEXATION

Mr. Kimble asked the applicant to step forward and state their name for the record.

Mr. Derek Lee 1200 E. Woodhurst, Springfield, Missouri, spoke in favor of the case. Mr. Lee explained that there is an existing gas station in a non-conforming use. The owners would like to demolish the existing gas station and replace it with a new one. In order to do this the property would need to be annexed and rezoned.

Mr. Kimble asked if there were other questions.

Ms. Harrington asked if there were underground tanks at this location. And will they be utilized, inspected, or replaced.

Mr. Lee responded “yes” there are underground tanks. During construction it will be determined. They will be reused if they can, but sometimes they can’t.

Mr. Kimble asked if there were other questions.

Mr. Kimble asked if there was anyone else who would like to speak in favor.

Mr. Kimble asked if there was anyone who would like to speak in opposition.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 041-25. THIS MOTION WAS SECONDED BY MS WARREN MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT)

Z&P Meeting: December 8, 2025
City Council Meeting: January 5, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Voluntary Annexation

CASE 041-25 A request to voluntarily annex property into the City of Joplin

LOCATION 4549 S Hwy 43

APPLICANT Robert Williams, Jr. Revocable Living Trust Agreement

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Newton County, MO)	Gas Station	Approximately 2.63 acres

DISCUSSION

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.

Staff recommends approval of Case 041-25.

ENCLOSURES

- Map of area to be annexed
- Application

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION PURSUANT TO 71.012, RSMo.

TO WHOM IT MAY CONCERN:

Pursuant to the terms of V.A.M.S. 71.02, the undersigned, being all of the owners of fee interests of record in all tracts of real property attached hereto and incorporated herein as Exhibit "A", do hereby request the voluntary annexation of said land to the City of Joplin, Missouri.

Robert E. Wilson, Jr.

as Trustee of the Robert E. Wilson, Jr. Revocable Living Trust Agreement dated June 15, 2000

STATE OF Missouri)
) ss:
COUNTY OF Greene)

On this 18th day of November 20 25, before me appeared Robert E. Wilson

, to me known to be the Trustee of Robert E. Wilson, Jr. Revocable Living Trust Agreement dated June 15, 2000, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Trustee of the consideration stated therein and no other, and said Robert E. Wilson acknowledged said instrument to be the free act and deed of said ~~corporation~~ Trust, and that the allegations contained therein are true.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

Notary Public Stephen C. Makoski

STEPHEN C. MAKOSKI
Notary Public - Notary Seal
State of Missouri
Commissioned for Greene County
My Commission Expires: March 03, 2027
Commission Number: 15633677

My commission expires: 03/03/2027

Voluntary

Annexation Application

Corporation

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only

Case No.: 041-25
Filing Fee: $0.00
Received: 10/30/25
Proj. No.: 25-066

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation, you will need to complete this form for each parcel of property.

Owner Name: Robert E. Wilson, Jr. Revocable Living Trust Agreement Phone No. 417-890-1111

Email: twilson@rapidrobertsinc.com

Applicant Name: Robert E. Wilson, Jr. Revocable Living Trust Agreement Phone No. 417-890-1111

Email: twilson@rapidrobertsinc.com

Mailing Address: 1840 S Campbell, Springfield, MO 65807

Annexation Property Location: 4549 Highway 43, Joplin, MO 64804

Present Use of Property: Gas station

Residential Information (if no present of future residences, you may skip this section.)

Number of presently occupied or occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Number of future occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Name of water provider, or list 'well': _____

Name of sewer provider, or list 'septic': _____

Commercial Information (if no present commercial use, you may skip this section.)

Business #1
Business Name: Rapid Robert's, Inc.

Mailing Address: 1840 S Campbell, Springfield, MO 65807

Owner/Manager Name: Todd Wilson

Phone No. 417-890-1111 Email: twilson@rapidrobertsinc.com

Landlord Name: Owner occupied Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ◉ No ○

Business #2
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ○ No ○

REQUIRED VOLUNTARY ANNEXATION INFORMATION

JOPLIN

FINANCE DEPARTMENT

*****THIS FORM MUST BE SUBMITTED WITH YOUR VOLUNTARY ANNEXATION PETITION*****

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation you will need to complete this form for each parcel of property.

Property Owner Name: Robert E. Wilson, Jr. Revocable Living Trust Agreement dated June 15, 2000 **Telephone Number:** 417-890-1111

Property Address: 4549 Highway 43, Joplin, MO 64804

1. **Is the annexation the result of an out-of-town sewer agreement?** ____ **Yes** X **No**
2. **Is this property residential property?** ____ **Yes** X **No**
3. **Are there any businesses located on this property?** X **Yes** ____ **No**

If yes, how many businesses are located on this property? One Rapid Robert's

Please list the following information for each business located on the property:

Business #1:

Business Name: Rapid Robert's, Inc.

Business Mailing Address: 1840 S Campbell, Springfield, MO 65807

Name of Owner or Manager: Todd Wilson, Chief Operating Officer

Business Contact Phone Number: 417-890-1111

Is the Property Leased to the Business? ____ **Yes** X **No**

Type of Business (example: insurance, repair shop, etc.) Gas station

Does the business sell retail items? X **Yes** ____ **No**

If yes, what is their Missouri Sales Tax ID Number? ____

Does the business sell liquor? X **Yes** ____ **No**

Business #2:

Business Name: ____

Business Mailing Address: ____

Name of Owner or Manager: ____

Business Contact Phone Number: ____

Is the Property Leased to the Business? ____ **Yes** ____ **No**

Type of Business (example: insurance, repair shop, etc.) ____

Does the business sell retail items? ____ **Yes** ____ **No**

If yes, what is their Missouri Sales Tax ID Number? _____

Business #3: Does the business sell liquor? _____ Yes _____ No (Over)

Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

Business #4: Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

/MENTS

The owner would like to demolish the existing building and parking lot to construct a new gas station and parking lot. The current property is partially in the County and zoned R-1. The intent is to clean up the zoning by zoning the entire property to C-3. After annexation and rezoning, the lots will be combined into a single parcel.

Are there residential living units on the property that are occupied or capable of being occupied? _____Yes _____No

If Yes, how many

Single-family house(s)	_____ Amount
Duplex(s)	_____ Amount
Tri-plex(s)	_____ Amount
Apartment House(s)	_____ Amount
Apartment Complex(s)	_____ Amount

Do you plan to build residential living units on the property _____Yes _____No

If Yes, how many

Single-family house(s)	_____ Amount
Duplex(s)	_____ Amount
Tri-plex(s)	_____ Amount
Apartment House(s)	_____ Amount
Apartment Complex(s)	_____ Amount

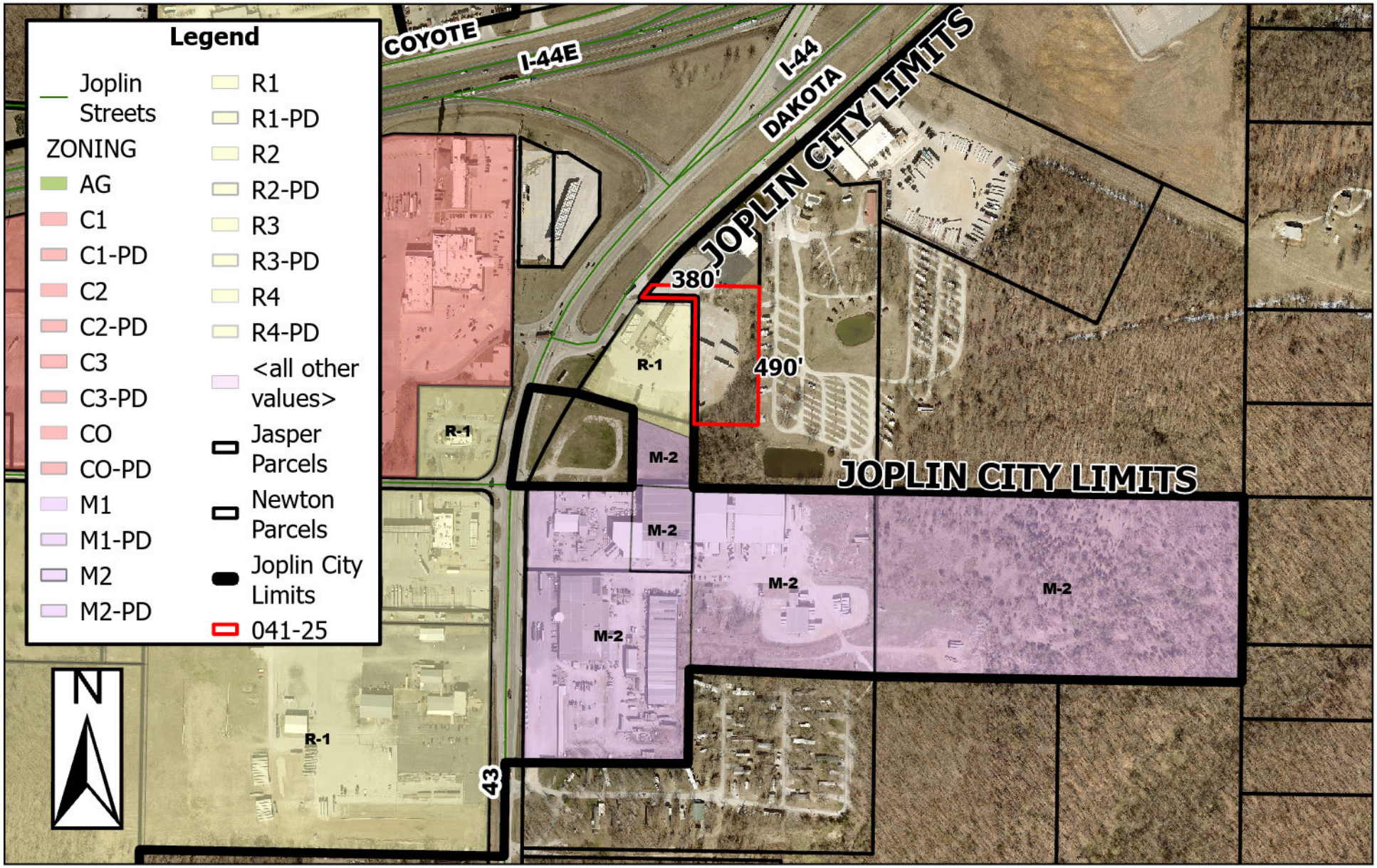
Are (or Will) the living unit(s) be on a well _____ Yes _____No
If NO, please furnish the name of the water company _____

Are (or Will) the living unit(s) have a septic system? _____ Yes _____ No
If NO, please furnish the name of the municipal sewer system _____

EXHIBIT A

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 26, RANGE 33, NEWTON COUNTY, MISSOURI, THENCE SOUTH 89 DEGREES 57 MINUTES, 50 SECONDS WEST 200.16 FEET TO THE EAST RIGHT-OF-WAY OF HIGHWAY 43, THENCE NORTH 43 DEGREES 13 MINUTES 49 SECONDS EAST 30.0 FEET, THENCE SOUTH 86 DEGREES 52 MINUTES 03 SECONDS EAST 395.92 FEET, THENCE SOUTH 0 DEGREES 11 SECONDS WEST 491.80 FEET, THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 215.0 FEET, THENCE NORTH 0 DEGREES 11 MINUTES EAST 491.80 FEET TO BEGINNING.

Case 041-25: Voluntary Annexation



4549 S Hwy 43 – Annexation – A request to voluntarily annex property into the Corporate Limits of the City of Joplin – Robert Williams, Jr. Revocable Living Trust Agreement

0 175 350 700 1,050 1,400 Feet

P & Z Case 041-25
Robert Williams, Jr. Revocable Living Trust Agreement
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2026-251 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally described as 4549 S Hwy 43, Newton County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 26, RANGE 33, NEWTON COUNTY, MISSOURI, THENCE SOUTH 89 DEGREES 57 MINUTES, 50 SECONDS WEST 200.16 FEET TO THE EAST RIGHT-OF-WAY OF HIGHWAY 43, THENCE NORTH 43 DEGREES 13 MINUTES 49 SECONDS EAST 30.0 FEET, THENCE SOUTH 86 DEGREES 52 MINUTES 03 SECONDS EAST 395.92 FEET, THENCE SOUTH 0 DEGREES 11 SECONDS WEST 491.80 FEET, THENCE SOUTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 215.0 FEET, THENCE NORTH 0 DEGREES 11 MINUTES EAST 491.80 FEET TO BEGINNING.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney