EMILIO LONGORIA

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(713) 646-2973

EDUCATION

Doctor of Jurisprudence with Honors, **The University of Texas School of Law**, Austin, Texas**,** 2017
Honors: Cum Laude, Presidential Scholar, Tom C. Clark Scholar, Beck Writing Award Winner

Bachelor of Arts with a major in History, **Rice University**, Houston, Texas, 2013
Honors: Texas Legislative Internship Program

JUDICIAL CLERKSHIP

Clerk for **The Honorable George C. Hanks, Jr., United States District Court Judge**, Galveston, Texas, 2018 – 2019

ACADEMIC EMPLOYMENT

Associate Professor of Law, **South Texas College of Law**, Houston, Texas, 2025 – Present

- Best Teacher Award (2026)

Assistant Professor of Law, **South Texas College of Law**, Houston, Texas, 2023 – 2025

Assistant Professor of Law, **St. Mary's University**, San Antonio, Texas, 2021 – 2023

PRACTICAL EXPERIENCE

Associate, **Marrs, Ellis, & Hodge LLP**, Houston, Texas, 2019 – 2021

Associate, **Norton, Rose, Fulbright LLP**, Houston, Texas, 2017 – 2018

Research Assistant, **Wendy E. Wagner, Richard Dale Endowed Chair in Law at the University of Texas**, Austin, Texas, 2015 – 2017

SCHOLARSHIP

AI Takings, 62 GONZAGA LAW REVIEW 117 (forthcoming 2026).

Floodings, 24 UNIVERSITY OF NEW HAMPSHIRE LAW REVIEW 117 (2025).

Hoardings, 69 VILLANOVA LAW REVIEW 477 (2024).

- Cited in Jessica Asbridge, *Fines, Forfeitures, and Federalism*, 111 Va. L. Rev. 67, 100 (2025).

Properly Construing the Just Compensation Clause, 64 BOSTON COLLEGE LAW REVIEW 1378 (2023).

- Cited in 14 Thompson on Real Property, Thomas Editions § 108.08 (2024) (Compensation).
- Cited in 1 Waters and Water Rights § 7.04 (Transferring Riparian Rights)

Right of First Refusal Option Contracts: What they Are, Reoccurring Issues, and Simple Solutions, 62 SOUTH TEXAS LAW REVIEW 1 (2022).

- Cited in 14 Thompson on Real Property, Thomas Editions § 111.02 (2024) (Contracts, Options and Preemptive Rights).
- Cited in Condominium Law and Practice: Forms § 21 (2025) (Use Restrictions and Restrictive Covenants)
- Cited in Condominium Law and Practice: Forms § 44.04 (2025) (Occupancy Controls as Special Use Restrictions)

Emilio Longoria & Rafael Longoria, *Informality in South Texas: Understanding the Evolution of Colonias in El Cenizo and Rio Bravo*, in INFORMALITY AND THE CITY – THEORIES, ACTIONS, INTERVENTIONS (Gregory Marinic and Pablo Merinato eds., 2022).

Lech's Mess with the Tenth Circuit: Why Governmental Entities are not Exempt from Paying Just Compensation When They Destroy Property Pursuant to their Police Powers, 11 WAKE FOREST JOURNAL OF LAW & POLICY 297 (2021).

- Cited in *Baker v. City of McKinney*, 601 F. Supp. 3d 124 (E.D. Tex. 2022, Apr. 29, 2022).
- Cited in 1 Nichols on Eminent Domain § 1.43 (2024) (Destruction by Necessity).
- Cited in 2A Nichols on Eminent Domain § 7.03 (2024) (Factors Affecting the Meaning of "Public Use").
- Cited in 2A Nichols on Eminent Domain § 6.01 (2024) (A Taking Generally Occurs When the Government Takes Private Property for a Public Purpose).

The Case for the Rodeo: An Analysis of the Houston Livestock Show and Rodeo's Inverse Condemnation Case Against the City of Houston, 52 ST. MARY'S LAW JOURNAL 125 (2020).

- Cited in 14 Thompson on Real Property, Thomas Editions § 108.02 (2024) (The Source of Authority for the Power of Eminent Domain)
- Cited in 14 Thompson on Real Property, Thomas Editions § 108.02 (2024) (The Takings Cause of Action).

Invisible, But Not Transparent: An Analysis of the Data Privacy Issues That Could Be Implicated by the Widespread Use of Connected Vehicles, 28 ALBANY LAW JOURNAL OF SCIENCE & TECHNOLOGY 1 (2017).

OTHER PUBLICATIONS

Moses Rose's Hideout may be worth $17 million, SAN ANTONIO EXPRESS-NEWS (Mar. 28, 2023), https://www.expressnews.com/opinion/commentary/article/commentary-moses-rose-s-hideout-may-be-worth-17865139.php.

Title to Submerged Lands, 61 Texas Real Estate, Probate & Trust Law Reporter 43 (2023).

Tunnel could bore through landowners' rights, SAN ANTONIO EXPRESS-NEWS (May 13, 2022), https://www.expressnews.com/opinion/commentary/article/Commentary-Tunnel-could-bore-through-17171778.php.

Biden Needs to Stop Building the Border Wall, SAN ANTONIO EXPRESS-NEWS (October 20, 2021), https://www.expressnews.com/opinion/commentary/article/Commentary-Biden-needs-to-stop-building-the-16549382.php#photo-21606988.

PRESENTATIONS

Presenter, *Hoardings*, Texas Eminent Domain Conference (August 2026).

Discussant, *Current Trends in Emerging Technologies and the Law: International, Comparative, and Domestic Perspectives*, SEALS Conference (July 2026).

Discussant, *Being Friendly Without Being Friends: Navigating the Professor-Student Relationship*, SEALS Conference (July 2026).

Moderator, *Aspiring Law Teachers Workshop - Designing Your Teaching Package*, SEALS Conference (July 2026).

Moderator, *Newer Law Teachers Workshop Constructing and Grading Exams to Enhance Assessment and Learning*, SEALS Conference (July 2026).

Invited Commenter, *AALS "New Voices" Property Section*, AALS National Conference (January 2026).

Invited Speaker, *AI Takings*, St. Thomas University School of Law (MN) Faculty Scholarship Forum (September 2025).

Presenter, *Federal Takings Case Update*, Texas Eminent Domain Conference (August 2025).

Discussant, *Being Friendly Without Being Friends: Navigating the Professor-Student Relationship*, SEALS Conference (July 2025).

Moderator, *Aspiring Law Teachers Workshop - Designing Your Teaching Package*, SEALS Conference (July 2025).

Moderator, *Newer Law Teachers Workshop Constructing and Grading Exams to Enhance Assessment and Learning*, SEALS Conference (July 2025).

Discussant, *Normative Issues in Property Law*, SEALS Conference (July 2025).

Guest, *Attorneys Fees in Eminent Domain Cases*, Come and Take It: The Eminent Domain Podcast (March 2025).

Moderator, *Devillier v. Texas*, Federal Bar Association – Southern District of Texas Chapter (October 2024).

Guest, *The Best Takings Papers of the Year*, Come and Take It: The Eminent Domain Podcast (September 2024).

Presenter, *US Supreme Court Case Law Update*, Texas Eminent Domain Conference (August 2024).

Panelist, *Getting More Creative and Collaborative to Maximize Experiential Learning Opportunities*, SEALS Conference (July 2024).

Moderator, *Aspiring Law Teachers Workshop - Designing Your Teaching Package*, SEALS Conference (July 2024).

Invited Commenter, *The practice of the Laws of War during the French Intervention in Mexico (1862-1867)*, Michael A. Olivas Writing Institute (June 2024).

Presenter, *Hoardings*, Association of Law, Property, and Society (June 2024).

Guest Lecturer, *Introduction to Law*, University of Houston, Political Science Department (March 2024).

Panelist, *Exploring the Fairness of Just Compensation*, ALI National Eminent Domain Conference (February 2024).

Panelist, *What Condemnation Lawyers Need to Understand About the Clean Water Act After Sackett*, ALI National Eminent Domain Conference (Forthcoming February 2024).

Panelist, *How Did Property Rights Fare at the U.S. Supreme Court?*, American Law Institute (August 2023).

Moderator, *Aspiring Law Teachers Workshop - Designing Your Teaching Package*, SEALS Conference (July 2023).

Key-note Panelist, *When the SWAT Team Comes (No) Knocking: Police Power Takings*, ALI National Eminent Domain Conference (February 2023).

Panelist, *Appellate Practice: Special Insights on Preserving Error and Presenting Arguments in Takings Cases*, National Eminent Domain Conference Hosted by the ALI (February 2023).

Presenter, *Title to Submerged Lands*, Texas Land Title Conference (December 2022).

Guest, *Christmas Special*, The Eminent Domain Podcast (December 2022).

Presenter, *Properly Construing the Just Compensation Clause*, Texas Eminent Domain Conference (August 2022).

Presenter, *Properly Construing the Just Compensation Clause*, SEALS New Scholars Program (August 2022).

Presenter, *Properly Construing the Just Compensation Clause*, Michael A. Olivas Writing Institute (July 2022).

Featured Guest, *Police Powers*, Eminent Domain & ROW Club Podcast (February 2022).

Guest, *Police Powers*, The Eminent Domain Podcast (January 2022).

Presenter, *Right of First Refusal Option Contracts: What they Are, Reoccurring Issues, and Simple Solutions*, Texas Land Title Conference (December 2021).

Guest Lecturer, Where Law and Ethics Meet, St. Mary's University School of Engineering (November 2021).

Presenter, *So You Think You Can Teach: Covid in the Classroom: Best Practices for Student Engagement in 2021*, St. Mary's University Community for Teaching and Learning (October 2021).

Presenter, *Lech's Mess with the Tenth Circuit: Why Governmental Entities are not Exempt from Paying Just Compensation When They Destroy Property Pursuant to their Police Powers*, Galveston County Bar Association (October 2021).

Presenter, *Lech's Mess with the Tenth Circuit: Why Governmental Entities are not Exempt from Paying Just Compensation When They Destroy Property Pursuant to their Police Powers*, Texas Eminent Domain Conference (August 2021).

ACADEMIC SERVICE

Treasurer, **American Association of Law Schools – State & Local Government Committee**, 2026 – Present

Planning Committee Member, **American Association of Law Schools – Sections Committee**, 2022 – 2025

Planning Committee Member, **Southeastern Association of Law Schools – Aspiring Law Teachers Committee**, 2022 – Present

Executive Committee Member, **American Association of Law Schools – State & Local Government Committee**, 2022 – 2025

Executive Committee Member, **American Association of Law Schools – Property Committee**, 2024 – Present

Peer-Reviewer, **Journal of Architectural Education**, 2025 (20 Works Reviewed)

STATE BAR SERVICE

Advisory Member, **Supreme Court Advisory Committee**, 2025 – Present

Chair, **State Bar of Texas – Court Rules Committee**, 2025 – Present

Vice-Chair, **State Bar of Texas – Court Rules Committee**, 2024 – 2025

Secretary, **State Bar of Texas – Court Rules Committee**, 2023 – 2024

Member, **State Bar of Texas – Court Rules Committee**, 2022 – 2023

Advisory Member, **State Bar of Texas – Pattern Jury Charge, Oil and Gas Committee**, 2020 – 2022

LOCAL BAR SERVICE

President-Elect, **Galveston County Bar Association,** 2025 – Present

Board of Directors, **Galveston County Bar Association,** 2020 – 2025

Member, **Texas Bar College,** 2020 – Present

Member, **Houston Bar Association County Library Committee**, 2023 – Present

Member, **Houston Bar Association Judicial Polls Committee**, 2023 – Present

Member, **William S. Sessions American Inn of Court**, 2022 – 2023

Member, **Houston Bar Association Historical Committee**, 2021 – 2022

Editorial Board, **Houston Lawyer Magazine**, 2020 – 2022

COURSES

Land Use (2021, 2022, 2024)

Property (2022, 2023)

State and Local Government (2022)

Property & Society Writing Seminar (2023)

Property I (2024, 2025)

Property II (2023, 2024)

UNIVERSITY SERVICE

Curriculum Committee (2025-Present), South Texas College of Law

Jurist in Residence Committee (2023-2024), South Texas College of Law

Faculty Advisor (2025-Present), South Texas College of Law Golf Association

Faculty Advisor (2025-Present), South Texas College of Law Hispanic Journal of Law and Policy

Adjunct Mentorship Committee (2025-Present), South Texas College of Law

Appointments Committee (2024-Present), South Texas College of Law

Student Appeals and Discipline Committee (2024-2025), South Texas College of Law

Grades & Calendar Committee (2023-2025), South Texas College of Law

Clerkship Committee (2023-2024), South Texas College of Law

Student Scholarship Selection Committee (2023-2024), South Texas College of Law

Assistant Dean of Student Affairs Search Committee (2022), St. Mary's University

Campus Campaign Committee (2022), St. Mary's University

Employment and Human Resources Law concentration Task Force (2022), St. Mary's University

Course Selection Faculty Advisor (2022-2023), St. Mary's University

Faculty Sponsor, St. Mary's Law Society for Sports, Entertainment, and Media (2022-2023), St. Mary's University

St. Mary's Law Journal Committee (2021-2022), St. Mary's University

Admissions Committee (2021-2022), St. Mary's University

Faculty Awards Committee (2022-2023), St. Mary's University

Judicial Clerkship Committee (2022-2023), St. Mary's University

BAR ADMISSIONS

Federal Court of Claims (2020)

Western District of Texas (2020)

Fifth Circuit Court of Appeals (2019)

Northern District of Texas (2019)

Eastern District of Texas (2019)

Southern District of Texas (2018)

State of Texas (2017)

MEDIA ENGAGEMENT

(Quoted in) Florian Martin, *Lenders plan to revive Gulf Greyound redevelopment into concert arena, city of La Marque says*, HOUSTON BUSINESS JOURNAL (May 26, 2026), https://www.bizjournals.com/houston/news/2026/05/26/gulf-greyhound-park-concert-arena-foreclosure.html.

(Quoted in) Rilwan Balogun, *HISD's growing news operation raises questions about transparency, trust, and accountability*, CLICK 2 HOUSTON (October 7, 2025), https://www.click2houston.com/news/local/2025/10/07/hisds-growing-news-operation-raises-questions-about-transparency-trust-and-accountability/.

(Quoted in) Tobi Raji, *SpaceX's town in Texas warns residents may lose property rights*, WASHINGTON POST (June 5, 2025), https://www.washingtonpost.com/nation/2025/06/05/starbase-spacex-zoning-changes/.

(Quoted in) McKenna Oxenden, *Harris County OKs nearly $900,000 in legal fees related to investigation of Hidalgo, aides*, HOUSTON LANDING (Feb. 27, 2025), https://houstonlanding.org/harris-county-oks-nearly-900000-in-legal-fees-related-to-investigation-of-hidalgo-aides/.

(Quoted in) Rosie Nguyen, *Texas Windstorm Insurance Association's 10% rate hike rejected. How could this affect taxpayers?*, KTRK ABC 13 (Oct. 15, 2024), https://abc13.com/post/taxpayers-looking-possible-outcomes-after-texas-windstorm-insurance-associations-planned-hike-rate-is-declined-state/15432939/.

(Quoted in) B. Scott McLendon, *La Marque councilman's claims about ethics might be unethical, expert says*, GALVESTON COUNTY DAILY NEWS (Sept. 14, 2024), https://www.galvnews.com/news/la-marque-councilmans-claims-about-ethics-might-be-unethical-expert-says/article_eb4bc165-af95-567b-8bbf-e1909a381c22.html#tncms-source=login.

(Quoted in) *Yes, In Texas, pedestrians have to yield to vehicles in some cases*, KHOU 11 (June 25, 2024), https://www.khou.com/article/news/verify/verify-texas-pedestrians-yield-to-vehicles/285-e566490c-95eb-4639-a439-076f5ef61b65.

(Quoted in) Matt deGrood , Nicole Hensley, and John Wayne Ferguson, *Deputies demolish home during SWAT standoff, suspect faces attempted capital murder charges*, Houston Chronicle (August 18, 2023), https://www.houstonchronicle.com/news/houston-texas/crime/article/sheriff-search-shooting-deputy-18302125.php#photo-24151257.

(Quoted in) Gabe Hernandez, *Eminent domain expert outlines what's next, most likely outcome in Moses Rose's case*, SAN ANTONIO BUSINESS JOURNAL (May 17, 2023), https://www.bizjournals.com/sanantonio/news/2023/05/17/eminent- domain-moses-roses.html.

(Quoted in) Troy Kless, *Moses Rose's bar owner says the state hasn't met his 'best and final' sale price of $10.5 million*, KENS 5 (Mar. 29, 2023), https://www.kens5.com/article/news/local/moses-roses-bar-owner-alamo-amount-money/273-6abd88a9-4e41-4fb7-aa5a-172ad330ad62.

(Quoted in) Emily Brindley, *Texas lawmaker seeks eminent domain to block development of Fairfield Lake State Park*, FORT WORTH STAR TELEGRAM (Feb. 15, 2023), https://www.star-telegram.com/news/state/texas/article272511247.html.

(Quoted in) Eric Killelea, *From downtown San Antonio to Pearl in 2 minutes – A first look at Elon Musk firm's pitch for tunnel*, SAN ANTONIO EXPRESS-NEWS (May 19, 2022), https://www.expressnews.com/business/article/From-downtown-San-Antonio-to-Pearl-in-2-minutes-17184352.php.

(Quoted in) Michael Karlis, *Hole to Nowhere: Why the wheels are likely to come off of Elon Musk's San Antonio tunnel scheme*, SAN ANTONIO CURRENT (May 4, 2022), https://www.sacurrent.com/news/hole-to-nowhere-why-the-wheels-are-likely-to-come-off-of-elon-musks-san-antonio-tunnel-scheme-28801558.

(Quoted in) Eric Killelea, *Innovation or rabbit hole? Experts weigh in on Musk-backed firm's San Antonio tunnel plans*, SAN ANTONIO EXPRESS-NEWS (Mar. 25, 2022), https://www.expressnews.com/sa-inc/article/boring-company-san-antonio-tunnel-17028470.php.

(Quoted in) Joe Galli, *The Broadway project battle continues between the City of San Antonio and the state*, NEWS 4 SAN ANTONIO (Jan. 28, 2022), https://news4sanantonio.com/news/local/the-broadway-project-battle-continues-between-the-city-of-san-antonio-and-the-state-construction-roads-texas-legal-millions-eminent-domain-transporation-commission-expert.

(Quoted in) Megan Stringer, *As San Antonio prepares to expand the South Side, brothers' objections highlight city's growing pains*, SAN ANTONIO EXPRESS-NEWS (Dec. 1, 2021), https://www.expressnews.com/politics/article/As-San-Antonio-City-Council-annex-South-Side-16666506.php.

OTHER RESEARCH ACTIVITIES

(Cited as Research Assistant) Joe Barnes and James Coan, *A Marketing Campaign to Reduce Vehicle Fuel Use*, James A. Baker III Institute for Public Policy (December 2012), https://www.bakerinstitute.org/media/files/Research/9537393e/CES-pub-MarketingCampaignToReduceVehicleFuelUse-121212.pdf.

(Cited as Research Assistant) Joe Barnes, *Oil and U.S.-Mexico Bilateral Relations*, James A. Baker III Institute for Public Policy (April 2011), https://www.bakerinstitute.org/media/files/Research/c10e7aae/EF-pub-BarnesBilateral-04292011.pdf.

(Cited as Research Assistant) Joe Barnes and James Coan, *Emerging U.S. Climate Policy and its Impact on U.S. Trade and Foreign Policy*, James A. Baker III Institute for Public Policy (September 2010) https://www.bakerinstitute.org/media/files/Research/158288dc/EMERGING_U.S._Climate_Policy_Barnes_James_Final_with_cover_secured.pdf.