

Then & Now: A San Antonio Time Capsule

— Compiled by Susan C. Saporito

The following stories were making headlines in the Business Journal during the week of **Feb. 13-19, 1989**:

Apartment industry

The San Antonio apartment industry is showing significant signs of improvement for property owners with rising occupancy rates resulting in slight rent increases.

With few plans for new apartment construction on the horizon, industry experts predict existing units will continue to fill, and rents could rise this year.

Occupancy of the city's 108,447 apartment units is up, from about 85 percent in 1987 to about 87 percent in 1988. Because of increased occupancy, rents also are creeping upward, from a little more than \$330 a month for a 950-square-foot, 1 1/2-bath, two-bedroom apartment in 1986 to about \$340 a month for the same space in 1988.

Construction of new units is at a standstill.



Diaper wear

Houston diaper manufacturer Veragon Corp. plans to cover San Antonio with its disposable diapers. Veragon manufactures the patent-pending disposable diapers called Drypers. The manu-

facturer calls its diapers state-of-the-art in design with a double-channel core filled with

THE LIST San Antonio law firms

1989 and 2014: Ranked by number of local lawyers

Then: The top 5 in 1989

1. Cox & Smith Inc.: 77
2. Groce, Locke & Hebdon PC: 75
3. Matthews & Branscomb: 58
4. Thornton, Summers, Biechlin, Dunham & Brown: 47
5. Fulbright & Jaworski: 43

Now: The top 5 in 2014

1. Cox Smith Matthews Incorporated: 81
2. Langley & Banack Inc.: 60
3. Norton Rose Fulbright: 56
4. Strasburger & Price LLP: 45
5. Jackson Walker LLP: 32

superabsorbent polymer. Since beginning distribution in San Antonio in December 1988, Dryper has saturated local grocery

shelves. Some 85 percent of local retailers carry the brand, including HEB, Handy Andy, Albertson's and Pen Foods.

Profile: Jasmine Azima is in full bloom, not wasting any time in landing lucrative pacts

Then: As a young girl growing up in Iran, Jasmine Azima loved race cars and tinkering with engines. That affinity helped her speed through college at the University of Texas in Austin with a 3.86 grade point average, graduating early. It's no surprise then, that at the age of 25, she founded her own engineering firm, Jasmine Engineering Inc.

The now 30-year-old already has completed more than 300 engineering projects including office buildings, schools, hospitals and government structures worth more than \$575 million. Her firm works on a variety of mechanics, plumbing, lighting design and energy management work. But her own favorite engineering realm is heating and air-conditioning design.

"Heating and air-conditioning design fascinates me," she said. "It's always changing."

Now: Today, Jasmine Engineering is a 29-year-old full-service program management and total building commissioning firm. The combined value of its 600 plus projects represents more than \$15 billion in total construction costs. One of the firm's latest projects is the Harlandale Independent School District's Early College High School campus. The \$12 million development is slated for completion in 2015.

For this and other school district projects, the firm is using a design/build approach. Serving as both project manager and commissioning agent, Jasmine is involved from the pre-planning stages to the post-construction and warranty phase of the new campuses.



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