

WEINGARTEN REALTY INVESTORS /TX/
 Form 4
 November 21, 2006

FORM 4

**UNITED STATES SECURITIES AND EXCHANGE COMMISSION
 Washington, D.C. 20549**

OMB APPROVAL

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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person *
RICHTER STEPHEN C

2. Issuer Name and Ticker or Trading Symbol
WEINGARTEN REALTY INVESTORS /TX/ [WRI]

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

(Last) (First) (Middle)
 2600 CITADEL PLAZA DR, #300
 (Street)

3. Date of Earliest Transaction (Month/Day/Year)
 11/21/2006

____ Director _____ 10% Owner
 Officer (give title below) _____ Other (specify below)
EXEC VP/CFO

HOUSTON, TX 77008-

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)
 Form filed by One Reporting Person
 Form filed by More than One Reporting Person

(City) (State) (Zip)

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
Common Stock	11/21/2006	11/21/2006	M	2,856 A	\$ 17.8889 115,043.9765	D	
Common Stock	11/21/2006	11/21/2006	D	10,000 D	\$ 46.922 105,043.9765	D	
Common Stock					7,819.5	I	HELD IN TRUST FOR CHILDREN
Common Stock					2,049.75	I	SHARES HELD BY SPOUSE IN IRA

