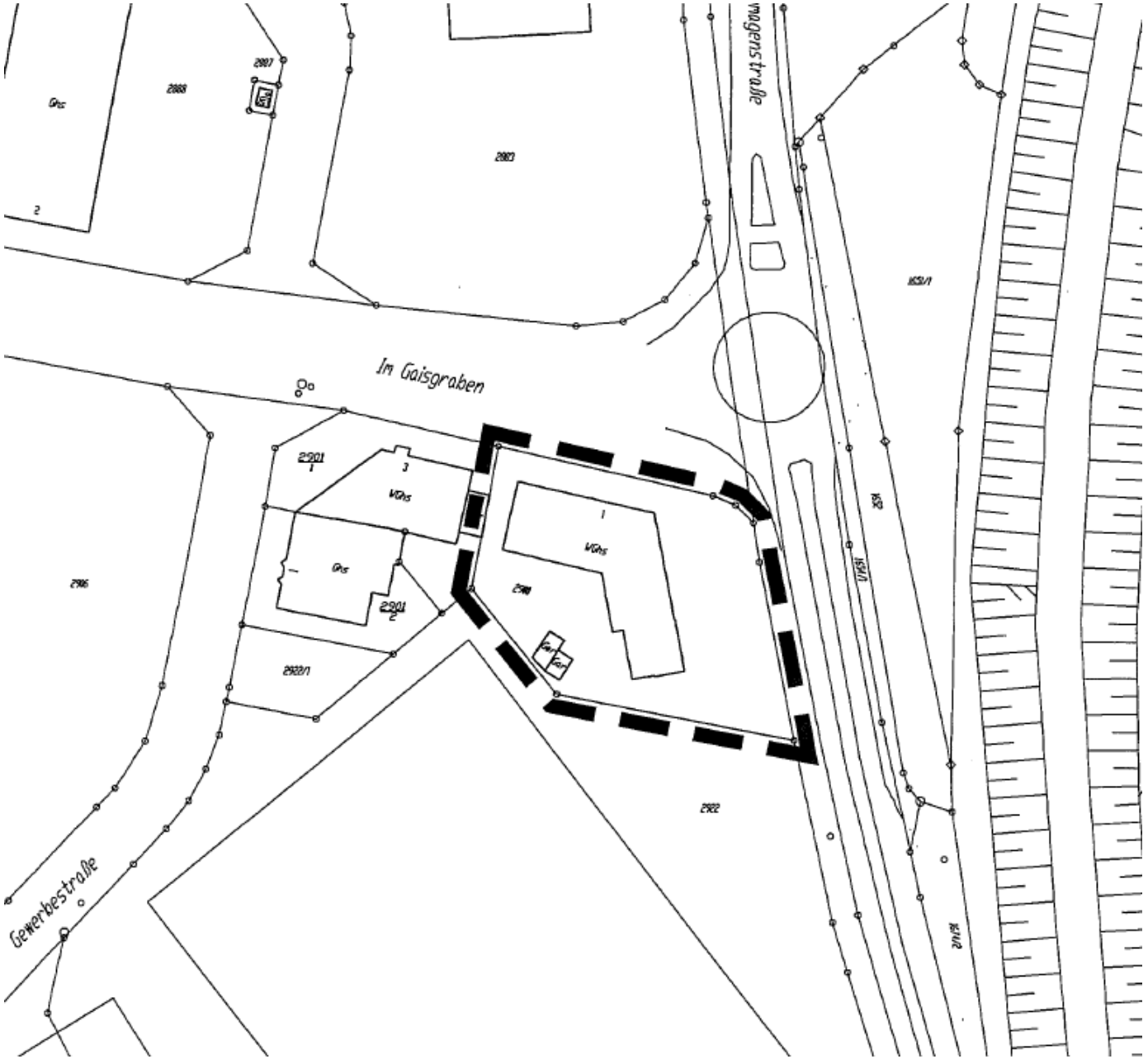3. Bebauungsplanänderung „Gaisgraben“